

**The table.**

**There after folo weth the table of this pre-  
sent treatyse/and the chapyters of an  
olde statute called Extenta  
manerii.**



**First the prologue of the authour / for the  
declaracion of this present treatyse.**

**Of castelles and other buyldynges /  
what the walles / the tymbre / the stone /  
the leed / the slate / the tyle / or other of co-  
uerpynges is worthe by the pere / as well within the wal-  
les as without. And also of gardeyns / curtylages /  
dofehoufes / and all other profytes be worthe by the  
pere.**

**Capitulo.**

**Primo.**

**Howe many feldes are of the demayns / and howe  
many acres are in euery felde / and what an acre is  
worthe by the pere.**

**Cap. ii.**

**Howe many acres of medowe are of the demeyns /  
howe moche euery acre is worthe / & to what maner of  
catell it is most necessary vnto / and howe many beest  
it may fynde / and what the pasture of a beest is worthe  
by the pere.**

**Cap. iii.**

**Of forrayne pastures that be commien / howe many  
and of what maner of catell the lord maye haue in the  
same / and what the pasture of a beeste is worthe by the  
pere &c.**

**Capitulo. iiii.**

**Of parkes and demeyne woodes / the whiche the  
lordes maye asserete and to do his profyte / and howe  
many acres they contayne / and what the besture of an**

**Suruey.**

**a. ii.**



## The table.

acre is worthe / and what the ground is worthe whan  
the besture is fallen. Cap. v.

**C** Of foxren woodes where other men haue comen /  
wheder the lord may improwe him selfe therof / and of  
howe many acres / and what the besture of an acre is  
worthe / & what the ground is worthe whan the wode  
is fallen / & howe many acres they contayne / and what  
an acre is worthe by the pere. Cap. vi.

**C** Wheder the lord maye gyue or sell the resydue of  
his foxrepne woodes / and what suche gyfte or sale is  
worthe. &c. Cap. vii.

**C** Of panage and herbage of the towne / & of all other  
profytes of pooles / meynes / and tynnyng waters : of  
moores / heythes / and wastes / what they be worthe by  
the pere. Cap. viii.

**C** Of mylnes / seuerall fysshinges / & comen fysshin-  
ges / what they be worthe by the pere. Cap. ix.

**C** Of fre tenauntes / the whiche dwell without as wel  
as within. &c. Cap. x.

**C** Who be free tenauntes and what landes & tenemen-  
tes & what fees they holde & by what seruyce / wheder  
by soccage or by knight service or other maner / & what  
rent of A life they gyue by the pere / & who holdeth by  
chartout / and who by Auncient demeyne / and who by  
newe feoffement. Cap. xi.

**C** Of surrenders / and dyuers maners of makinge of  
coppes. &c. fo. xii.

**C** The othes of all maner of officers gesially. fo. xxi.

**C** Of dyuers maners of rentes. &c. fo. xxi.

**C** Of those free tenauntes that seme in the court of the

## The table

countie & who seweth nat and howe moche falleth to  
lorde after the deceasse of suche tenantes. Cap. xii.

How many customary tenants there be and howe  
moche euery of them holdeth / and what workes and  
customes they do / and what the workes and the custo-  
mes of euery tenant is worthe by the yere / and howe  
moche rent euery of them payeth / ouer the customes &  
workes. &c. Cap. xiii.

Of cotpers / what Cotages & curtylages they holde  
and by what seruyce / and howe moche rent they paye  
by the yere. Cap. xiiii.

Of perquesytes or profytes of countie / of courtes  
and of forestes / what they be worthe. Cap. xv.

Of churches that belonge to the gyfte of the lord /  
howe many there be and where they be / & what euery  
churche is worthe. Cap. xvi.

What the herpyottes be worthe / the feyres / erche-  
tes / customes / seruyces / and foreyne workes : The  
plees and perquesytes of the courtes / synes / relefes /  
and all other thynges that maye falle to the lord by  
the yere. Cap. xvii.

### Explicit capitula statuti.



By whiche maners of takynge and doyng  
of homage and fealtye. Cap. xviii.

What a surueyours shulde do. Cap. xix.

Howe a man shulde biewe / butte and  
bounde / the manere & the townshippes. Cap. xx.

Howe to but and bounde the felde. Cap. xxi.

Howe to but & bounde the medowes. Cap. xxii.

Suruey.

a.iii.



## Table.

- H**ow to build and bound pastures. Cap. xxiij.  
**H**ow to amende errable lande. Cap. xxv.  
**H**ow a man shulde manage his meadowes. Cap. xxvi.  
**H**ow to amende and make better byuers maner  
of pastures / and fyrst of lowe grounde y<sup>e</sup>che amede we  
grounde. Cap. xxvij.  
**H**ow to amende ley grounde that hath ben errable  
lande of late. Cap. xxviii.  
**H**ow to amende bushy grounde and moyste / that  
hath ben errable of olde tyme. Cap. xxix.  
**H**ow to amende bushy grounde that was neuer  
errable lande. Cap. xxx.  
**H**ow to amende woode grounde / that lyeth in fer  
uerall pasture. Cap. xxxi.  
**H**ow to amende gozsy grounde that hath ben er  
rable lande. Cap. xxxii.  
**H**ow to amende gozsy grounde that was neuer er  
rable lande. Cap. xxxiii.  
**H**ow to amende brome grounde. Cap. xxxiv.  
**H**ow to amende hepth grounde. Cap. xxxv.  
**H**ow to amende mattyys grounde. Cap. xxxvi.  
**H**ow to amende bloomy grounde. Cap. xxxvii.  
**O**f chylturne grounde / flyntie grounde / and chalke  
grounde. Cap. xxxviii.  
**O**f lyne stone grounde. Cap. xxxix.  
**W**hat prophytes maye come of growe to the lord by  
reason of his watter. Cap. xl.  
**O**f orders maners of mynnes. Cap. xli.  
**H**ow to make a towne hypppe that is worthe. xli.  
make a pere / worthe twentie pounds. Cap. xlii.  
**E**fnis.







## The prologue.

The prologue of the authour/for the  
declaracyon of this pre-  
sent treatyse.



Alomon sapientie primo.

Omnis sapientia virtus/honoꝛ/di-  
gnitas/et queq; scientia/a dño deo  
sunt. This is to say: all wysdome  
vertue/honoure/dignyte/and cons-  
nyng/are of our loꝛde god. Than/  
with almyghty god/our redemer &

Salo

creatour/by high wysdome/goodnesse/lyberalite/and  
prouidence / in this transitoꝛie woꝛlde and myserable  
lyfe. Hath oꝛdayned dyuers estates and degrees in his  
people & creatures / and some of them: as well hath en-  
dowed with goostly and heuenly wysdome/ & distinct  
graces/ as with great honour / possessyons & rycheſſe  
with great gyftes & graces/ as well spirituall as tem-  
porall. His highe comaundement/chargeth every per-  
son that is partaker of the sayd gyftes oꝛ graces/char-  
itably and discretely / the same to distribute and de-  
vyde amonge his pooꝛe creatures / That every pooꝛe  
persone/that is wyllynge to laboure duely for his ly-  
uynge/may haue therby conuenient helpe and sustey-  
naunce. And in as moche/as the great estates/ rulers  
and gouernours of this realme: whome our sauour  
hath so largely and bounteously rewarded / with all  
suche gyftes/ possessions / and rycheſſe: haue accoꝛ-  
dyng to his pleasure and comaundement / demysed/

Suruey

b

Distri-



## The prologue

distribute/ and graunted to the creatures of god, and  
to their fermours and tenauntes / their severall pos-  
sessions and inheritaunces / reseruyng to them for  
the same certayne rentes / customes / and seruyces / to  
sustayne and byholde their honours and estates / as  
to them appertayneth / accordyng to their highe giftes  
and graces / wherewith they be so largely endoweb.  
And for the great iele / loue / and comfort that I beare  
to the sayde fermours and tenauntes / and to all other  
goddes creatures : that they may moze surely / easely  
and profitably encrease and sustayne their poore hous-  
holde / wyues / and chyldren : and also / truly to paye  
their rentes / customes / and seruices vnto their lordes /  
and the honoures of their fermes and tenauntryce.  
Of late by experyence / I contreyued / compyled / and  
made a treatyse for the same poore fermers and tenan-  
tes / and called it the boke of Husbandry : the whiche  
mesemed was very necessary for husbande men / that  
ble tyllage / and for many other of dyuers degrees and  
occupacions. And wherelas in the prologue of the  
sayde boke / I demaunded and asked a questyon / and  
that was this. Wher vnto is euery man ordayned / as  
playnly it dothe appere / in the prologue of the same.  
In lyke maner in the prologue of this treatyse / y whi-  
che I entende by the suffraunce and helpe of our lord  
Jesu / to contryeue / compyle / and make to the profyte  
of all noble men and women / bothe spirytual and  
temporall / I demaunde another question / and that is  
this. Howe / & by what maner do all these great es-  
tates and noble men and women lyue / and maynteyne  
theirs

## of the author

the honour and degre: and in myne opinion / the  
honour and degre is upholden and maynteyned / by  
reason of their rentes / issues / reuenues / and profy-  
tes that come of their maners / lordshippes / landes &  
tenementes to them belongynge. Than / it is necessa-  
rye to be knowne / howe all these maners / lordshippes  
landes / & tenementes shulde be extēded / surueyed / but-  
ted / bounded / and valued in euery parte: that the said  
estates shulde nat be disceyued / defrauded / nor dishe-  
ryted of their possessyons / rentes / customes / and ser-  
uyces / the whych they haue to them reserued / for main-  
teynance of their estates and degrees. And that they  
be no parcell therof losse nor imbeisde / and than may  
the lord of the sayde maners / lordshippes / landes / &  
tenementes / haue perfyte knowlege where the lan-  
de lyeth / what euery parcell is worthe / and who is  
his freholders / coppe holders / customarpe tenaunte /  
or tenaunte at his wyll. And what rentes / customes /  
and seruyce he ought to haue of them / with many mo-  
artycles / as here after shalbe declared. Wherefore / it  
is necessary that euery great estate / bothe men & wo-  
men of worshyppe / that haue great possessions of lan-  
des and tenementes / shulde haue a Surueyours that  
can extēde / but and bounde / and value them. And  
therof to make a booke in parchement / bearynge a cer-  
tayne date / after the maner and forme as I shal make  
an intybulynge / and to amende it where he semethe  
conuenient. Quia facilius est addere quam de no-  
uo facere. That is for to saye / It is lighter to adde /  
refourme / or correcte / thanne for to make newe and  
perfyte



## The prologue.

perfyte. And the Surueyout to leaue the sayde boke  
made by hym/ with his lord/ in maner of a registry/  
where vnto the same Surueyout or another officer/  
maye alway haue resorte/ whan neede shall requyre/ to  
loke vpon. And that boke so truely made/ maye be a  
registry and sure eydence: that the lord/ his frehol-  
ders / coppe holders/ noz tenauntes / shall neuer lose  
landes noz rentes / customes / noz seruyces: but every  
man that redeth the boke/ shall perfytely knowe where  
the landes lye/ whose it was at the day of the makynge  
of the sayde boke/ and whose it is. Than/ if the owner  
make a true pee/ degre / or conuepaunce / by discent or  
by purchace/ vnto the sayde landes or lordshippes. and  
specially/ if the names of the lordes and tenauntes that  
occupy/ might be renewed ones in fourtie or threescore  
yeres. for than it wolde be as a perpetuall and sure  
eydence for euer/ to put away all stryfe and variatice  
bytweene lord and lord/ lord and tenaunte/ tenaunte  
and tenaunte/ in good quietnesse & peace. But of one  
thyng I pronounce and declare / and take god to my  
recozde: that I make this boke (all onely) to the entente  
that the lordes/ the freholders noz their heyres shulde  
nat be dysheryt / noz haue their landes losse noz imbe-  
selde/ noz encroched by one from another: and to none  
other entent. And for that/ I aduertysse and exorte on  
goddes behalfe / all maner of persons / as well lordes  
as other: That whan the lordes or freholders / knowe  
where their landes lye/ and what every pasture or per-  
cell is worthe by the yere: That the lordes noz the ow-  
ners therof/ do nat heygthen their rentes of their te-  
nauntes/

## of the author.

nauntes/oz to cause them to pay more rent oz a great-  
ter fyne/than they haue been accustomed to do in tyme  
past. For as me semeth/ a greater charyte noz almes  
dede a man maye nat well do / than vpon his owne te-  
nauntes. And also to the contrarie/ a greater bybety  
noz extorcyon a man can nat do / than vpon his owne  
tenauntes/for they dare nat say nay/noz yet complayne/  
and therfore on their soules go it / that so do / and nat  
on myne. Whereauenture the lord wyll say/ it is nat his  
dede/ it was his Surueynours/ but that can nat be so/  
for saynt Augustyne saythe. Qui per alium facit per  
seipsum facere videtur. That is to saye: he that com-  
maundeth another man to do a thyng/ he dothe it hym  
selfe. And there be two pyncypals in one acte doyng/  
and also he saythe. Consensientes et agentes pari pe-  
na puniantur. That is to saye / the consentours and  
the doers/ shall be lyke punished. At grammer scole  
I lerned a verse and that is this. Dum poteris/ quid  
bis possis cognoscere quid sis. That is to say/ whan  
thou mayst do what thou wylte / thou mayste knowe  
what thou arte. that is to wytte/ good oz euell. But  
for a grounde of this treatise the whiche I do note/  
and calle it the booke of Surueynge and of im-

proouementes / I do take an olde statute  
named Extenta manerii / as a  
pyncypall grounde therof:  
as hereafter en-

sueth.

Explicit.

Suruey.

b.iii.



et sic dicitur.



et sic dicitur.

et sic dicitur.

et sic dicitur.

et sic dicitur.

Of castels and other buildynges / what  
the walles / tymbre / stone / leed / slate / tyle /  
or other of couerynges is worthe: as well  
within the walles as without. And also  
of gardens / curtylages / dovehouses / & all  
other profytes be worthe by the yere. &c.

Capitulum primo.



**N**quirendum est de castris /  
et etiam aliis edificiis fossatis circū  
datis quantum muri et edificiis li  
gna et lapidia / plumbo / et alio mo  
do cooperata valent / et pro quanto  
appreciari poterunt secundum verū va  
lorum eorumdem murorum & edifi  
cia. Et quantum edificia extra fossatis appreciari pos  
sunt / & quantum valeant bona cum gardenis / curtylagis  
columbare / et omnibus aliis exitibus cum per annum.

This is to say in englyshe. It is to be enquired of  
castels / and also of other buyldinges dyched about.  
What the walles / the byldinges / tymbre / stone / leed /  
and other maner of couerynge is worthe. And howe  
they maye be solde / after the bett valeur of the same  
walles and byldyng. And how moche the byldinges  
without the dyche maye be solde for / and what they be  
worthe / with the gardens / curtylages / dovehouses /  
and all other issues of the courte by the yere. To the  
declaracyon and constructyon of this statute / meles  
meth the thought to be made a distinction / for the sta  
tute



tute go the generally. De castreis et aliis edificis for-  
 tatis et circumdatis et extra fortatis. These wordes  
 go as well to those castelles and other byldynges that  
 be well byholben and inhabyted / as well as of those  
 that be fallen in decay and nat inhabyted / and to those  
 that be inhabyted. It is nat necessarie to be extended  
 noz palewed in any parcell / for lette a man make a  
 castell / towre / or any maner of newe byldynges and  
 fynysh it clerely / if he shulde go take it downe / and  
 selle every thyng by it selfe agayne / he shulde lose the  
 more halfe of his money. And therfore in myne oppo-  
 nion / this statute was made soone after the barones  
 war / the whiche ended at the batayle of Evesham or  
 soone after / in the tyme of kynge Henry the thyrde  
 wher as many noble me of blode were slayne & many  
 fledde / that afterwarde were attaynted for the treason  
 theyr byd to the kynge. and by reason therof / their ca-  
 stelles and maners were sealed in to the kynges han-  
 des. And so for want of reparacions / the castels and  
 the maners fell to ruyne and in decay. And when the  
 kynge & his counsaile sawe that / they thought it was  
 better to extende them and make the most profyte that  
 they coulde of the / than to lette them to fall to the groun-  
 de / and come to no mannes helpe & profyte. Wherfore  
 kynge Edward the firste ordayned this statute to be  
 made & fourth pte of his raigne / wherin is contayned  
 many & divers chapters & articles / the whiche at that  
 tyme was but instructyons / how & what they shuld do  
 that were commissioners or surveyours in the same.  
 First it is most necessary and convenient to restyle  
 and cosell every thyng by it selfe / and nat all in grose

come to one man/and come to another. For that that is  
 good for one man/is nat good for another: and euery  
 thyng to be prayled and solde by it selfe/ that is to say  
 The stone wall of one house by it selfe / the tymbre of  
 the same house by it selfe/ the couerynge by it selfe / the  
 tyle / slate / or leed by it selfe / the glasse by it selfe / the  
 yron ware / as barres / bades / hokes / boltes / staples / or  
 latches / and all suche other by them selfe: doozes / wynd  
 dowes / bozdes / and all other thynges by them selfe / &  
 to go fro house to house & sell euery thyng by it selfe /  
 and than shall the trewe value be best knownen. And it  
 is conuenient that these thynges be offred to be solde  
 to dyuers men and to se who wyl gyue most / and spe  
 cially to sell whā men desir to bye. Also to value what  
 the grasse of the gardens / curtylages / courtes / & house  
 places / that be within the ditchelle or without / be worth  
 by y pere. A curtylage is a lytell croft or court / or place  
of easment to put i catell / for a tyme / or to lay in wode /  
cole or tymbre / or such other thing / necessary for house  
holde. Also to value the profite of the douehouse if any  
 be there / if it be replenished with douues.

**C**Howe many feldes are of the demepnes / and howe  
 many acres are in euery felde / and what an acre  
 is worth by the pere. 3c. Cap. secundo.

**I**tem inquirend est / quot campi sunt in dñico /  
 et quot acre sunt in campo & quantum valet que  
 libet acca per se per annum. It is to be inquired / how  
 many feldes are of the demepns / and how many acres  
 are in euery felde / and what euery acre is worth by the  
 pere



## The boke

pere. This is a lpght letter and nedeth but Iptell decla-  
 cacion/foz by these woꝝdes/quot campi sunt in dñico.  
 It must nedes be taken of feldeſ that be in tyllage oꝝ  
 plowynge/but it wolde be vnderſtāde / wheder the de-  
 meyne landes lye in the comyn feldeſ amonge other  
 mens landes/oꝝ in the feldeſ by them ſelfe. And if they  
 lye in the comyn feldeſ / it is conuenient that they be  
 plowen and ſowen / and than is nat an acce ſo moche  
 woꝝthe/as and it were in ſeueraltie incloſed/oꝝ in ſeue-  
 rall paſture. Foz and the felde be incloſed about/than  
 it is at the loꝝdes pleaſure/wheder they ſhall lye to pa-  
 ſture oꝝ to tyllage/æ though it lye in tyllage / yet hath  
 the loꝝde the Edyſſhe and the aftermath hym ſelfe / foz  
 his owne catell. And therfoꝝe an acce is at the moze va-  
 lue/and if it lye in paſture the paſture may be ſuche / ꝑ  
 it is at double oꝝ treble the value of the errable lande.  
 Wherfoꝝe the acres are to be praysed accoꝝdyng/and  
 if they lye by great flattes oꝝ furlonges in the comyn  
 feldeſ/it is at the loꝝdes pleaſure to encloſe them / and  
 kepe them in tyllage oꝝ paſture/ſo that no nother man  
 haue comyn therein.

**H**owe many acres of medowe are of demeyns/and  
 howe moche euery acce is woꝝthe/ and to what ma-  
 ner of catell it is moost neceſſary vnto/ and howe ma-  
 ny beaſtes it wyl ſynde / æ what the paſture of a beaſt  
 is woꝝthe by the pere. Cap.      iii.

**I**tem inquitrendum eſt / quot acce parti ſunt in  
 dñico et quantum quelibet acce valet ad locan-  
 dum per ſe per annū et ad cuiusmodi beaſtas et aſia  
 paſture

pasture illa fuerit magis necessaria et quot et quales possit sustinere / et quantum valet pastura cuiuslibet bestie et aialis ad locandum per annum. It is to be enquired / how many acres of medowe are of the demesyns / and how moche euery acre is worthe to set by the pere / and to what maner of beestes or catell it is moost necessary vnto / and how many it wyllyn fynde / of what maner / and what the pasture of one beest is worthe by the pere. And in myne opynion / it wolde be vnderstande whether the medowes or pastures lye in the comen medowes or comen pasture / at large or in seueralltie: for and it lye at large in the comen medowes / an acre is no better worthe than the grasse that the hey is made of is worthe / for after it is comen and of lytell value. And if it lye in seueralltie / it is worthe halfe as moche agayne as the grasse was worthe. And that highe groundes & dyppel is most conuenient for shepe / wode groundes and bullhe for beestes / and specially in wynter tyme. Low groundes / medowe groundes / and marishe groundes for hey and after for fatte catell / and in wynter for hoxses and mares / and meane groundes / that is bothe hylly and dalpe / as leyse and lowe groundes / is good for all maner of catell if the grasse be good and fyne / and specially for fatte catell or fate shepe / hoxses / mares / and yonge coltes / for that grasse that one maner of catell wyllyn nat eat another wyllyn. And therfore it is good to haue a large close / that byuers maner of catell maye go togyther in it / and to knowe what a beestes grasse is worthe by the pere / that is as the pasture is þe gothe in is worth / and nat ouer charged with catell and the fynenesse of the grasse / and the goodnesse of



## The booke




an acre. For some acre of ground is nat worthe a peny by the yere / and some acre is worthe. xl. pens / and so a beestes grasse may be dere ynoughe twelfe pens in the yere / and it may be worthe. xl. pens or fyue shillynge / and a hoxle grasse or a mare grasse / maye be dere ynoughe twelfe pens or twenty pens by the yere / and it may be worthe fyue shillynge or a noble / accoꝝ / dyng to the goodnesse of the pastures. But how these maners / landes / medowes / & pastures shall be viewed buttred / bounded / and valued / shall be reherced / after the statute be ones declared.

**O**f foxren pastures that be comen / howe many and of what maner of catell the loꝝde maye haue in the same / and what the pasture of a beest is worthe by the yere.      Cap. liii.

**I**tem inquirend est / de pasturis foxinficis que est comunis / quot et quas bestias aialia dñis habere possit in eadem et quantũ ualer pastura per annũ et locandi. It is to be inquired / of foxren pastures that is comyn / howe many & what beestes and catell / and what the loꝝde may haue in the same / and what þe pasture of a beest is worthe by the yere to let. This is a deke letter to be well vnderstande without a better declaracyon / for where he saythe / De pasturis foxinficis que est communis. That may be vnderstande thze wayes : for there is in many townes / where as their closes and pastures lye in seueraltie. There is comenly a comyn close taken in / out of the comen or felmenly

bes by tenauntes of the same towne / for their oxen or  
 hyne / or other catell / in þ which close every man is stynt  
 ed and set to a certayntie / howe many beestes he shall  
 haue in the same / & of what maner of beestes they shal  
 be. And if þ lozde shall haue any catell therein / he shulde  
 be put to a certaynte / and of what maner of catell / and  
 this pasture may be well valewed . And also the beest  
 graspe / what it is worthe therein. But than it ought to  
 be shewed / how many acres be contayned in the sayde  
 pasture / & what every acre is worthe / one with another  
 Another maner of commyn pasture / is moost comenly  
 in playne chammpon countreis / wher thei catell goth  
 dayly befoze the heerdmen / and lieth nighe adioyning  
 to their commyn felde / and it may lye in two or thre  
 places or mo. And in these it is also conuentent / that e  
 uery man be stynted to a certentie / outhet by perdes /  
 landes / or gages rentes / or such other customes / as the  
 tenautes vse / & the lozde in lyke maner. These comen  
 pastures may be extended / howe many acres be in eue  
 ry parcell by it selfe / and what an acre is worthe by it  
 selfe / but it can nat be so well knowen / what a beestes  
 graspe is worthe yere / for they lye most comenly with  
 the falowe felde / & some falowe felde is better than  
 come / & so a beestes graspe may be better or worse. The  
 thyrde maner of comen pasture / is in þ lozdes out wo  
 des that lye comen to his tenauntes / as comen mo  
 res or hethes / the whiche were neuer errable landes.  
 In these maner of comens / me semeth the lozde shulde  
 nat be stynted nor sette at no certentie / but put his ca  
 tell vpon suche maner of comen pasture at his pleas  
 ure / bycause all the whole comen is his owne / and



his tenauntes haue no certayne parcell therof layde to  
their holdinges / but all onely bytte of mouthe with  
their catell / and it were agayne reason to a bypde a  
man of his owne ryght. But his tenauntes and eue-  
ry mans tenautes / me semeth ought of right to be sty-  
ted what euery man ought to haue / goynge vpon all  
maner of comens / for els wolde the ryche men in the be-  
gynnyng of Somer bye shepe & other maner of catell /  
and eate vp the comens / and sell them agayne at wynn-  
ter / or put the in their pastures that they haue spared  
all the Somer / and so ouerpresse the poore men / that  
haue no money to bye nor able to reyre.   

**O**f parkes and demeyne wodes / the which the lord  
may assarte and to do his profite / & how many  
acres they contayne / & what the besture  
of an acre is worthe / and what the  
grounde is worth whan the  
besture is fallen. &c.

Cap. v.

**I**tem inquirend est / de pris et d'usages boscis / que  
ad voluntate sua possunt assertare / et excolere et  
quot acre in se continentur. Et quantum bestura cuiusli-  
bet acre possit appciari / et quantum fudus in se contineat  
et valeat quando prostratus fuerit / et quantum valeat  
quolibet accra p se p annu. It is to be enquired / of par-  
kes & of demeyne woode / the whiche at the lordes wyll  
may be asserted & plucked vp / or fallen downe / & howe  
many acres are cōteyned in them / & for how moche the  
besture of euery acre maye be solde / and howe moche  
the grounde

the grounde in hym selfe conteyneth / whan the woode  
is fallen / and howe moche every acre is worthe by it  
selfe by the yere. This is to be vnderstande / of par-  
kes and demeyne woode that be in seueraltie / wherof  
the lord at his pleasure / may affect / to take by the  
rootes / or falle by the erthe / plowe & sowe to his moost  
profyte as he wyl / And howe many acres of woode are  
conteyned in the same. For in a parke or woode may be  
two hundred acres and more / yet nat past a hundred  
acres therof woode / ytell more or ytell lasse / and what  
the besture ( that is to say ) the woode of every acre is  
worthe by hym selfe / for one acre may be worthe .xx. s.  
or .xl. s. & another acre dere ynoughe. ii. s. vi. s. or .x. s.  
and howe moche the hole grounde conteyneth whan  
the woode is fallen. And that is to be vnderstande / all  
the grounde w<sup>th</sup> in pale or hedge / as well the lande grounde  
as of the woode grounde where the woode growed / and  
what every acre is worthe by the yere / as well of the  
one maner as of the other.

**O**f forren wodes where other men haue comen /  
where the lord may improve hym selfe therof and  
of how many acres / & what the besture of an acre  
is worthe / and what the grounde is worth  
whan the woode is fallen / and howe many  
acres they contayne / & what an  
is worthe. Cap. vi.

**I**tem inquitendū est / de boscis forinsecis ubi alii  
cōmunicant / quid de eisdem boscis dominus se  
possit appropriare / et de quot accis et pro quāto bestura  
cuiuslibet



cuiuslibet acre communiter possit appreciari / et quan-  
 tum fundus valet postq̃ prostratus fuerit boscus / et  
 quot acre iste contineant / et quantum quelibet acre va-  
 let per annum. It is to be inquired of fozen wodes /  
 wher they & other comyn togyder / & what of those wo-  
 des the lord may improwe hym selfe / & of howe many  
 acres / & for how moche the besture / y is to say / y wode  
 of euery acre may be solde / & howe moche the grounde  
 is worth after the wode be fallen downe / and howe ma-  
 ny acres it conteyneth / and what euery acre is worthe  
 by the pere. The declaracyō of this statute is doutfull /  
 bycause of the none certentie therof what is sufficient  
 comen: for it is clerely ordayned by y statute of Wore-  
 ton / and after confirmed by the statute of Wylstympe-  
 ster seconde. That the lord shall improwe hym selfe  
 of their wastes / wherby is vnderstande of their comen  
 mores / hethes / and wast groundes / as well as of wo-  
 des. Though the statute speke but of wodes onely  
 leauynge their tenauntes sufficient comen / the whi-  
 che in myne opinion be those tenauntes that haue com-  
 men appendaunte / and holde their landes of hym. It  
 is necessarie to be knowen what is sufficient of com-  
 men / and that me semeth by reason shulde be thus.  
 To se how moche catel the hey and the strawe y a hus-  
 bāde getteth vpon his owne tenement / will fynde suffi-  
 ciēty in wynter / if they lye in house & be kept therwith  
 all the wynter season / for so moche catell shuld be haue  
 comen in Somer / and that is sufficient. ye shall vn-  
 derstande that there be foure maner of comens / that is  
 to wytte: comen appendant / comen appurtenaunt /  
 comen in grose / and comen per cause vicynage. s.  
 neighbour

meaning  
 of the word

neighbourshewe. Commen appendaunt / is where a  
 lord of olde tyme hath graunted to a man a meseplace/  
 and certayne landes / medowes / & pastures with theire  
 appurtenaunces to holde of hym. To this meseplace/  
 landes / and medowes belongeth comun / and that is  
 called comun appendaunt. But and a man graunte  
 to another certayne landes or pastures / the whiche lye  
 in seueraltie / enclosed with the appurtenaunce in fee /  
 to holde of the chiefe lordes. To these landes me semeth  
 belongeth no comun / without he haue suche spectall  
 wordes in his dede. Commen appendaunt / is where a  
 man hath had comun to a certayne nombre of beest  
 or without nombre / belongyng to his meseplace in the  
 lordes wastes / this is comun appurtenaunte by pres  
 cripcyon / by cause of the vse out of tyme of minde. Co  
mun ingrosc / is wher the lordes haue graunted by theire  
 dedes / comun of pasture to a straunger that holdeth  
 no landes of hym / nor ought to haue any comun / but  
 by reason of that graunte by dede. Nowe the lordes  
 maye nat improue hym selfe of any parcell / for it is  
 contrary to his graunte / though there be sufficient of  
 comun. And in lyke case / if the lord graunt comun  
 to a man by dede / and to lymitte him a certayne nom  
 bre of beestes. Se what was comen at that tyme / and  
 of that the lord shall nat improue hym selfe / for and he  
 shulde / the goodnesse of the comun to that certayne  
 nombre shulde be abridged that they shuld nat fare so  
 well / and euery mannes dede shall be taken strongest  
 agaynst hym selfe. And in lyke maner / if the lord graunt  
 a man comun with his catell / within certayne meys  
 res / lymittes / & boundes / the lord shall nat improue  
 hym

*Comon  
appurtenant*

*no  
appurtenant*

*Comon m  
app.*



## The boke

hym selfe/ within those meyzes and boundes. Comen  
 per cause de vicynage/ is where the waste grounde of  
 two towne shyppe lye together/ & nouthur hedge noz  
 noz pale bytwene to kepe their catell a sonder/ so that  
 the catell of one towne shyppe gothe ouer his meze o2  
 bounde in to the wast grounde of the other towne/ and  
 lyke wise the catell of the other towne shyppe to them.  
 And also if their comen felde lye together enclosed/ in  
 oppyn tyme whan haruest is in/ their catell wyl go out  
 of the one fylde in to the other fylde/ and this is called  
 commens/ by cause of neyghbourshipe/ and is nat bled  
 noz lafull to pinne their catell so goynge/ but in good  
 maner to d2pue and chace besyde suche commen. And  
 as for that maner of comens/ me semeth the lord may  
 improue hym selfe of their waste groundes/ leaupnge  
 their owne tenautes sufficient commen/ haupnge no  
 regarde to the tenautes of the other towne shyp. But  
 as for all errable landes/ medowes/ leyse/ and pastu-  
 res/ the lordes maye improue them selfe by course of  
 the comen lawe/ for the statute speketh nothynge but  
 of wast groundes. And ye shall vnderstande/ that how  
 be it y a lord may nat improue hym selfe of his waste  
 groundes/ yet may he lafully fall and sell all the wode/  
 brome/ gozse/ fy2s/ bzaken/ ferne/ bushes/ thoznes/ and  
 suche other/ as free stone/ lyme stone/ chalke/ turues/  
 claye/ sande/ leed/ oze/ o2 tynne/ to his owne vse/ for the  
 tenautes may haue nothynge by reason of comen/ but  
 all onely bytte of mouthe with their catell. And ye shall  
 knowe/ that wyne and gees haue no comen/ but  
 by suffraunce/ without speciall wordes in their char-  
 ter. Also the lord shall haue his free warren/ for all  
 maner

*comen per  
cause de  
vicynage*

*Touch is not  
by the  
lawe  
of man*

*by the  
lawe of man*

maner beestes & foules of warren in his wast groundes/as well as in his seuerall groundes/and as longe as the beestes oꝝ foules of warren be vpon the lordes grounde/they be the lordes yf he haue warren/and the lord may haue an accyon of Trespace agaynste any mā that chaceth oꝝ killeth any of them in his comen/as well as in his seuerall. And if they go oꝝ flye out of the lord's warren/than is the pꝛoptie chāged/and the lord hath lost his accyon foꝝ takynge of them whan they be out of his warren/without they come in to his warren agayne / there is no man hath warren but by spectall graunt of the kynge by charter/except it haue ben vled tyme out of mynde/and alowed befoꝝe iustyce in heire. And as foꝝ the articles cōtayned in this pꝛesent chapitꝛ & letter therof is plaine ynoughe/& also touched befoꝝe.

*For the warren*  
*deh*

**¶** Whether the lord may gyue oꝝ sell the residue of his foꝝren woodes/and what suche gyfte oꝝ sale is worthe by the yere. &c.

Cap. vii.

**I**tem inquitendū est/utrum dominus de residuo boscoꝝum pꝛedictoꝝum / foꝝ insiticoꝝū dare possit/ et quantum valet huius donationis et bēditionis per annum. It is also to be enquired / whether the lord maye gyue oꝝ sell the resydue of his foꝝren woodes as foꝝesayde / and what suche gyfte oꝝ sale is worthe by the yere. This letter is playne ynoughe / and as me semethe no doubte / but that the Lord maye gyue oꝝ selle the resydwewe of the sayde woodes oꝝ wastes/ Excepte that a manne haue comen of Estouers.

But



## The booke

But what that gyfte oz sale is worthe / is to be vnder-  
stande and knowen / and as me semeth the donee oz the  
byouy / shalbe in like cause / as the lord shuld haue ben  
if he had nat gyuen it noz solde it. Than the lord hath  
improued hym selfe of as moche woodes and wastes  
as he can laufully / and whan he hath gyuen oz solde  
the resydue of that / he canne nat improue hym selfe of.  
In lyke maner the donee noz the byoure can nat im-  
proue them selfe of any parte therof / for they can nat  
be in no better case / than he of whom they had it. How  
be it that they that of ryght / ought to haue their coma-  
mens be nat their tenauntes / but their tytell and in-  
terest grewe by enheritaunce / longe tyme befoze the  
gyfte oz sale made by the lord. And it foloweth by rea-  
son / that the gyfte oz sale of a straunger shall nat hurt  
another mannes enheritaunce. But this done oz this  
purchasoute / shall take to their profyte all the besture  
stadyng vpon / oz bepng w<sup>in</sup> the said grounde / as wod  
& suche other : as is sayde befoze in the next chapter.

**O**f panage and herbage of the towne / & of all other  
profytes of pooles / meyzes / and rynnynge waters / of  
mozes / heythes / and wastes / what they be worthe by  
the pere. &c. Cap.      bill.

**I**tem inquirendum est / de panagio herbagio  
ville / et omnibus aliis exitibus v<sup>er</sup>uorum mo-  
ratorum b<sup>er</sup>uerum et b<sup>er</sup>storum quantum valent per an-  
num. Also it is to be inquired / of panage / herbage of  
the same towne / and of all other profytes of pooles /  
meyzes / & rynnynge waters / of mozes / heythes & wastes /  
what

What they be worthe by the pere. And where this sta-  
 tute spebeth/ de panagio / that is to be vnderstande.  
 When there is any mast growyng in the lordes wood/  
 wherby menes swyne may be fedde and relued / what  
 profyte that may be to the lord. / For there is no man  
 that can clayme of right to haue the mast/ the which is  
 a frute/ but the lord: except his free tenaunt haue it by  
 speciall wordes in his dede. Quod sit quietus de pa-  
nagio. And y lord shall haue it in his forren out wood/  
 as well as in his parkes oz seuerall wodes / and as  
 the quantyte of the mast is / so the lordes bayle of ri-  
 ght ought to lay mennes swyne therunto from Hy-  
 ghelmas to Martylmas/ and to make a trewe accompt  
 therof at the lordes audyte / what he taketh for every  
 swyne. And in many places the tenauntes go fro pa-  
 nage in the forren wodes by custome / and that is most  
 commonly where as the tenauntes pay tacke swyne  
 by custome / if he haue to a certayne nombze / oz els to  
 pay yerely at Hyghelmas. i. d. oz an halfpeny for e-  
 uery swyne/ as the custome is bled. The statute spe-  
 keth/ De herbagio ville. That is to be vnderstande  
 of the comen pasture that belongeth to the towne/  
 wherupon the herdman kepeth the tenauntes catell /  
 It may be so good that the tenauntes ned nat to ha-  
 ue any seuerall pasture / but that their comen pasture  
 shulde be able to fynde all their catell / bothe horses /  
 mares/ beestes/ and shepe / and so it was of olde tyme  
 that all the landes/ medowes / and pastures / lay open  
 and vnclosed. And than was their tenementes moche  
 better chepe than they be now / for the moost parte of  
 the lordes haue enclosed their demeyne landes/ & me-

*panage*

*herbage*



dothes/and kepe them in feutallie/so that their tenan-  
tes haue no cōmyn with them therein. And also the lordes  
haue enclosed a great part of their waste groundes  
and streptened their tenants of their cōmyns therein  
and also haue gyuen licence to dyuers of their tenants  
to enclose parte of their errable landes/and to take  
in newe intakes oꝛ closes out of the cōmens / payeng  
to their lordes moze rent therfoze/so that the cōmen pas-  
tores wāren lasse/ & the rentes of the tenants wāren  
moze & moze. And that is / bycause the tenants wāren  
moze polytike in wysedome to improue their tenemen-  
tes/holdynges/and fermes : & at the ende of the ferme/  
another man that made no cost of the sayde improue-  
mentes/offereth the lord certayne money for a fyne to  
haue it/ oꝛ to heghten the rent of the same / so that he y  
made the coste oꝛ his chyldren/shall nat haue the sayde  
ferme / without he wyl gyue asmoche oꝛ moze as is  
offred to the lord/and so thow the enuy of his neigh-  
bour and the couetousnesse of the lord & his officers/  
the poze tenāt hath a great losse/oꝛ els vtterly vndone/  
god amēde it. And the lordes haue a greater losse thā  
they wene/ for their tenants se how their neighbours  
y haue bylded their houses/improued their lādes & be  
put out/except he make a fyne oꝛ pay moze rent. Cau-  
seth thē nouthet to bilde noꝛ otherwise to iproue their  
holdynges/to y lordes great losse at length. And wher  
the statute sayth/ *De oibus alijs exitibus viuariorum*  
*mozarū bzuerū et bastoz.* And of all pꝛofytes that shal  
come of the lordes standyng waters/moꝛes/hethe and  
wastes. *viuariū* is a pole oꝛ a meye y fille encreaseth  
& lyueth in. Some rynnyn waters be as fre & seueral  
to the

to the lordes / as their pooles / meyzes / or standyng wa-  
ters. And as they be stozed with fishe / so doth þe pzoofyt  
ryse to the lordes / whether they go by way of improue-  
ment or set to ferme : wherof the baply shall make ac-  
compte. Moozes / hethe / & wastes / go in lyke maner as  
the herbage of the townes / for the lordes tenautes haue  
comen in all suche out groudes wth their catell / but they  
shall haue no wode / thornes / rures / goze / ferne & such  
other / but by custoe / or els special word in his charto<sup>r</sup>.

**O**f mylnes / seuerall fysshynge / and commen  
fysshynge / what they be worthe in the  
perr. Cap. ix.

**I**tem de molendinis / piscariis seueralibus / et  
communibus quantum valent. Also of mylnes /  
seuerall fysshynge / and commen fysshynge / what  
they be worthe. In this shorte artycle many thyn-  
ges are to be remembred / for where he sayth / De mo-  
lendinis / the whiche is in the plurell nombze / it is to  
be vnderstande / that there be many maner of mylnes  
as coznemylnes / wyndemylnes / hoxle mylnes / & quere-  
nes that go with hande. Fullynge mylnes / sythe myl-  
nes / cutler mylnes / smythe mylnes / and all suche other  
as the whele gothe by dyfste of water / to blowe the bas-  
les or to dray any water lyke a pompe / as there be in  
Coznewall and dyuers other places. Though they be  
no mylnes properly to grynde cozne / yet it is a pzoofyte  
to be lorded / the whyche a Surueyout may nat forget  
to put in his boke and to but and bounde them as they  
lye / and who be the fermours / & what rentes they pay.

Suruey.

D. ii.

And



Coron

And to the corne in fines to the moost parte of them be-  
 longeth **Socone** that is to saye: custome of the tenan-  
 tes to grynde their corne at the lordes mylne / that is  
 as me semeth / all suche corne as groweth vpon the lordes  
 grounde that he spendeth in his house. But if he bye  
 his corne in the market or other places / he is than at ly-  
 bertie to grynde where he may be best serued / that ma-  
 ner of gryndyng is called loue **Socone** / and the lordes  
 tenants be called bonde socon. And if they grynde  
 nat their corne at the lordes mylne / the lord may a mer-  
 ce the in his court / or els he may sue them at the comen  
 lawe. *De secta molendini facienda.* But whan he shal  
 make his declaracyon in the debet / and whan in the solet /  
 I remytte the to men of lawe that haue experience ther-  
 of. It is also to be knowen how the tole shuld be take /  
 but they be so many dyuers grautes made by the lordes  
 / some men to be grouden to the twentie parte / and  
 some to the .xxiii. part / tenant at wyl to the .xvi. part /  
 and bondmen to the .xii. part / some men to be tole fre /  
 and some to be hopper fre / that is to wytte: that his cor-  
 ne shalbe put into the hopper and grounde next to the  
 corne that is in the hopper / at the tyme of his comyng.  
 And in some place to take the tole after the strength of  
 the water / that foloweth by reason / for that mylne that  
 hath a bygge water and maye dyue a great brode sto-  
 ne / the which wyl make moche more meple / than that  
 mylne that gothe with a lytell stone / he is moche better  
 woorthy to haue the more tole / and yet shall the honer of  
 the corne haue the more profyte. And so there be so ma-  
 ny diuersities of takynge of tole / that I wyl nat take  
 vpon me to tell howe / but also to remytte it to men of  
 lawe

lawe to the the diuersities. But doubt ye nat the mil-  
ners wll be no losers / & of mplyes there shall moze be  
spoken of in the chapyter of waters / amonge the im-  
prowmentes / De piscariis sepealibus : that is to be  
vnderstande / in the lordes stadyng waters / as pooles  
and meyes : & also rynnynge waters that be seuerall /  
as be very many in dyuers countreis / set to ferme fro  
one place of the ryuer to another for certaine rent / and  
if any man fyssh in the lordes pooles or meyes / the  
lorde may haue his accyon vpon the statute of West-  
minster p<sup>2</sup>ti. And if he fyssh in the rynnynge and se-  
uerall waters / the lord may haue his accyon at the co-  
men lawe / and in lyke wyse the lordes tenaunt / if any  
man fyssh in his ferme holde / be it standynge waters  
and rynnynge waters : And where he sayth / De omni-  
bus / of comen fysshynge / that is lytell profyte to the  
lorde but to his tenantes / except he dwell nigh the see /  
and wll cause his seruant to fyssh there for hym / for  
that is the best comen water that any man can fyssh  
in. And some rynnynge waters be comen / as lytell bro-  
kes and pytches / & in some rynnynge waters / the lordes  
tenantes haue lybertie by custome to fyssh with sho-  
uennes / trodenettes / small pytches / and suche other.


**C** Of fre tenantes / the whiche dwell without  
as well as within. *Cap. x.*

**I**tem inquirendum est / de libere tenentibus qui-  
busq; forinsecis et extrinsecis. Also it is to be  
enquered of fre holders / the whiche dwell with-  
out as well as within. By this letter it is to be vnder-  
Suruey. D. iiii. stande /



## The boke

stande/that a fre holder may dwell out of the precincts  
of the lordes manere / and yet holde his lande of the  
sayde manere. For one manere maye stretche in to dy-  
uers shyres / as the honer of Tutbury / Walyngesfor-  
de / Dountefrette / Tyckell / and suche other : And in y  
casse the lord of the honer or maner / may take a dis-  
tresse for his rentes / homages / relifes / customes / & ser-  
uyces / and to bypunge the same distresse out of that shyr-  
re where it was taken / in to that shyre where the ma-  
nere is / of whome these sayde landes be holden. And if  
the tenaūt wylle sewe Repleyn / the sheryfe wher the ca-  
tell is / shall make and serue the repleyn / & nat the shery-  
fe where the goodes or the catell was taken / nor re-  
turne upon his repleyn / Quod aueria elongata sunt  
And the lord maye haue a fre holder that holdeth his  
lande of hym / and payeth hym chese rentes and other ser-  
uyce / and nat by the reason of any manere. And thus /  
a man purches a parcell of lande befoze the makynge  
of the statute / Quia emtozes terrarum. And gyue the  
same landes agayne to a straūger befoze the makynge  
of the sayde statute / to holde of hym by certayne rente  
and seruyce. This may be called a forren free holder /  
for it is no parcell of any manere / and it is no manere  
it selfe. For to euery manere belongeth two thynges /  
that is to say : parcell in demeyne / and parcell in seru-  
ce. That is landes in demeyne belongynge to the maner  
and seruyce / customes or rentes / and this fre holder I  
spake of befoze hath demeyne / but he hath no seruyce.  
Also a man maye haue bothe rent and seruyce of a free  
holder / and yet he holdeth nat his landes of hym that  
he payeth his chese rent vnto. As and a man purchase  
landes

landes / yf the the makynge of the said statute / and gyue  
it to a straunger / reseruyng fealtie and certayne rent:  
this free holder holdeth his landes of the chefe lord  
nexte aboue / and yet shall he paye his rentes and serui-  
ces reserued to hym that gaue it to him / & if the gyfte  
were in the taylor and no remaynder in fee euer / nowe  
the reuercyon resteth styll in the donoꝝ. I coude speke  
moze of the gyftes and remainders / but I remyt them  
to men of lawe that be lerned / foꝝ it is nat the mater yf  
I entende to speke of. Howe be it / it is very necessarie  
foꝝ every Suruepoure to haue in syght and expery-  
ence of the comen lawe / oꝝ els at some season he shall  
disceyue his lord oꝝ his tenaunt / & specially his owne  
soule / foꝝ saynt Iacodus sayth. *Ad ignorantia cras-  
sa vel affectata non excusat peccatum.* That is to say /  
ignorance of connyng oꝝ of the facultie in hym yf ta-  
keth vpon him / as a mayster oꝝ techer of the science oꝝ  
connyng / excuseth nat a mans offence / foꝝ every man  
that god hath sende wytte and reason vnto / is bounde  
to knowe / wheder he do well oꝝ yuell. And ther-  
foze it is necessarie / that every man lerne and do his  
dylgence to knowe / what he oughte to do / oꝝ he take  
vpon him / any suche offyce oꝝ rowme. 

**C**Who be fre tenauntes & what lādes and tenementes  
and what fees they holde / & by what seruyce / whe-  
der by socage oꝝ by knyght seruyce oꝝ other /  
& what rent of Allise they gyue by the yere  
and who holdeth by charter / & who by  
Auncient demeyne / & who by newe  
feoffement. Cap. xi.

**I**tem





**D**um inquiritur est / qui sunt liberi tenen-  
tes / et q̄ et quas terras et tenementa / et q̄  
feoda teneant / et p̄ quod seruitium / btrū  
per focagium / vel per seruitiū militare /  
vel alio modo / et quantū reddāt per annū  
de redditu Allise / et qui tenent per cartam / et qui non /  
et qui per antiquā tenuram et qui per nouū feoffamen-  
tum. Also it is to be enquired / who be fre tenauntes &  
what maner lādes & tenementi / & what fees they holde  
add by what seruite / and whether it be by socage or by  
knight seruyce / or of any other maner / & what they yel-  
de by the yere of rent of Allise / & who holdeth by char-  
ter and who nat / and who by the olde tenure. and who  
by the newe feoffement. It apereth by this artycle / y  
there be many maner of fre holdes / and holde thetr lā-  
des and tenementes in diuers maner / & by many ma-  
ner of rentes / customes & seruyces / as tenauntes in fee  
symple / tenants in taylor tenantes by coppe of courte  
role / tenauntes by the curtesy / tenauntes in dower &  
tenauntes for terme of lyfe by speciall graunt / and ma-  
ny other. And all these / tenauntes maye holde thetr lā-  
des by dyuers tenures / customes / and seruyces / as by  
homage / fealtie / escuage / socage / knight seruyce / graunt  
sergentie / petyte sergentie / franke almoyne / homage /  
auuncetrell / burgage / tenures / and tenure in billenage.  
But to declare the dyuersypte of all the tenures / it wol-  
de be to longe a processe / & therfore I remytte it to the  
first boke of the cōmen lawe / called the tenures. But y  
diuersite of these tenures / what rentes / fees / customes  
and seruyces / the lord ought to haue of his tenauntes  
can nat be knowne but by the lordes eydence / courte  
rolles /

rolles/rentayles/and suche other p[re]sidentes/and spe-  
cially by the originall dedes of their tenauntes. And  
ye shall knowe/ y the lordes may nat distrayne their te-  
nauntes nor cease their landes into their h[an]des/ to cau-  
se their tenants to shewe their euidence/ wherby they  
holde their landes. But and the lord haue any euiden-  
ce/ rentayles/ or court rolles / or any maner of rentes/  
customes / and seruyce that he hath nat and can proue  
a possession of the same in his auncesters/ sy the the ly-  
mitacyon expessed in the statute of Westminster seco-  
de in the seconde chapyter/ than he may laufullly distra-  
yne for the same. And than must the tenaunt shewe a  
discharge by sufficient w[ri]tynge/ and nat by wordes/  
or els to pay the same: for mater in w[ri]tynge/ may nat  
be discharged by a newe de paroll. s. bare wordes.

The statute spebeth/ qui tenent per cartam / et qui nō.  
The tenauntes in fee symple & the tenauntes in taylor  
that haue euidence and dedes made & sealed/ and pos-  
session deliuered of their lordes or by their attorney/  
from one to another/ they holde their landes by chart/  
be it newe made or olde. And also there be tenauntes i  
fee symple/ and tenantes in taylor/ that holde by no char-  
ter/ and those be tenauntes by copy of courte role/ Als  
a lord haue a manere/ & within the sayd manere there  
is a custome that hath ben vsed tyme out of mynde / y  
certayne tenauntes within the sayd maner/ haue vsed  
to haue their landes and tenementes/ to holde to them  
and to their heyses/ in fee symple/ fee taylor/ or for terme  
of lyfe/ at the wyll of the lord/ after the custome of the  
manere. And suche a tenant may nat g[iv]e nor sell his  
lande by dede / for and he do / the lord maye entre as


Suruey.

e

in lan-



## The boke

in landes forfayte to hym. For if suche a ternaunt wyl  
 geue or sell suche maner of landes to another/he muste  
 surrendre the same landes in the lordes court/in to the  
 lordes handes/unto the vse of hym that shulde haue it  
 or in fee symple/fee taylor/or for terme of lyfe. And he  
 shall haue the lande/must come into the court and take  
 it of the lord/as here after foloweth. 

**A**d hanc curiam venit A. B. et sursum reddidit/  
 in eadem curia bonu messuagiu. &c. in manus  
 domini ad vsu A. B. et heredi suozu vel heredi de cor-  
 poris suo existentium/vel pro termino vite sue. Et sup.  
 hoc venit predictus A. B. et cepit de dñio in eadem cu-  
 ria predictu messuagium. &c. habendu et tenendu sibi  
 et heredibus suis/vel sibi et heredi de corpore suo existē-  
 tibus/vel sibi ad terminu vite sue ad voluntatem dñi  
 secundum consuetudinem manerii/faciendo et reddē-  
 do inde redditu seruicia consuetudines inde prius debi-  
 ta et consueta/et dat dñio de fine. &c. et fecit dñio fidelita-  
 tem/et admissus est inde tenēs. And these maner of  
 ternautes shall nat plede nor be impleded of their tene-  
 mentes by the kynges writte/but & they wyl implede  
 eche other for their testies/they shall haue their pleynt  
 made in the lordes court/after this forme or this effect.  
 A de B. querit versus C de D. de placito terre bñ de  
 bono messuagio decē acris tre tribz acris pñ. &c. cū pñifi-  
 And shall make pñestacio to sue his pleynt in p nature  
 of the kyng/ writt/ of formdowne i decēdre at the comen  
 lawe/or of p kyng/ writt of Assise of nouel disseisō/or of  
 Assise of mortauiceter/or of any other writt at p comen  
 lawe. Plegii de psequendi G. f. et G. h. but how the  
 declaration

declacion/the answer/replicacion/ & resopndes shalbe  
 be made: & also an actions of dette/ detinue/ couenaun  
 tes/trespas/ and suche other / I remytte that to men of  
 lawe y haue experience therof. But one thing wolte I  
 wel/ y many an erronius processe the steward make  
 in their court rolles. Wherfoze men of honour and of  
 worthyppe/ and abbottes/pziours/ & suche other shuld  
 make men of lawe their stewardes/ and to cause them  
 to exercise the office him selfe/ with his clerke sufficient  
 ly instructed by his maister / that there maye be made  
 due proues without fauoure/ bribery/ or extorcyon/ on  
 payne of forseynture of his office. But it is a comen vse  
 in some countreis: that lordes/knights/squyers/and  
 gentylmen/ that knowe but lytell of the lawe be made  
 stewardes / and they come to the courte or sende their  
 clerkes/that can as litell lawe as their maister or lasse:  
 but that he vnderstandeth a lytell laten. And if there be  
 a fyne to make for a tenement/house/ or close that is to  
 be set: the steward shal haue a rewarde for his good  
 wyll/that he may haue it befoze another man/ and the  
 clerke muste haue another rewarde for to entreat his  
 mayster to the same/so that the lordes fyne must nedes  
 be the lasse/or els the poore man shalbe at a great char  
 ge. Wherof speketh Salomon/proverbtozum. xviij.  
 Melius est parum cum iusticia/ q̃ multi fructus cum  
 iniquitate. It is better to haue a lytell rightwysely/  
 than to haue moche pofp̃te wickedly. But now to my  
 mater that I spake of befoze/there maye be in one ma  
 nere or lordshyp / both charter lande & coppe lāde/and  
 eche of them well known from other / & one man may  
 haue and holde them bothe. Also there be other tenan



## The boke

tes by copy of court role / and is called tenauntes per  
le berge. s. by the yerde. And they be called so / by cau-  
se whan they wolde surrendre their tenementes in to  
the lordes handes to the vse of another / they shall haue  
a lptell yerde in his hāde by custome of the courte / and  
that he shall delouer vnto þe steward / if he be there pre-  
sent / or to the bayly or reue / or to other two honest men  
of the lordeshyp. And at the nexte court he þe shall haue  
the said lādes shall take it in the court / and his takyng  
shalbe entred in the role / & the steward or bayly / as the  
customes is vled / shall delouer to him þe shall haue the  
lāde the same yerde / or another in the name of season /  
& hath non other eydēce but þe copy of the court role / &  
it may be made in fee symple / for fee taylor / or for terme  
of lyfe. And all maner of customes þe be nat agayne rea-  
son may be admitted & allowed for a custome. And how  
be it þe these maner of copy holders haue an estate of  
enheritaūce / after the custome of the maner / yet haue  
they no frāke tenemēt bycause of the cōmen lawe / and  
therfore they be called tenaūtes of base tenure. We se-  
meth it were necessary & conuenient / to shewe dyuers  
diuersites how coppes shulde be made / for fere lest eue-  
ry man that taketh vpon hym to kepe a court / hath nat  
perfytylly the experience therof / as hereafter enseweth.

### First of surrenders of landes holden by the yerde.

**H**e shall take a yerde in his hande by the ende / and  
delouer the steward the other ende in his hand /  
and say to the steward. Here J. A. B. do yelde vp or  
surrendre

Surrendre my landes that called B. the which I holde of this lordship at þ lordes will/ aft the custome of this manere/ to the beloue of John Browne & his heyres.

**Howe the stewart shall delpuer sealon.**

**T**he stewart shall delpuer hym an ende of the parde in his hande þ shall haue this lande / & he shall saye thus to hym. My lord graūterh you sealon of this lāde þ was A. B. the whiche ye haue take here in þ court to you & to your heyres/ to holde at my lord's will/ after the custome of this manere/ & thā he shall be swozne. &c.

**The maner of the othe of the tenaunt.**

**I** shall beare saythe and trouthe to my lord of this manere/ as for the landes and tenementes that I haue taken of hym / and truely do and pay the lutes / customes / rentes / & seruyces that longeth therto/ as for the terme that I shall occupy it/ so helpe me god. &c. & by the boke & ley downe. i. d. as the custome is.

**Howe the copp shulde be made of landes holden by the parde.**


**A**d hancur dñs concessit extra manus suas per J. f. capitalem feli suum C. D. et M. broxi eius vnum mess. et sex acp terre cum pectifi iacent apud B. quibz dñs per senescallū suum concessit seisinam habend sibi et heredibus suis de dño per viagam ad voluntatem dñi secundum consuetudinem manerit/ et dant pro fine pro ingressu inde habendum prout patet in capite & fecit domino fidelitatem/ et admissus est inde tenens.



## The booke

**A**nother forme for certayne rent/for  
all maner of seruyce.

**A**d hanc cur' dñs concessit per J. f. senescallū suū  
C. B. et M. broz' sue bñm mess. sex ac' terre. ii. ac'  
p'zati/et bñam acram bolci cū pertisi p'zati/ C. et M.  
heredi/et assignatis suis ad voluntatem domini scōm  
consuetudinem manerit/red' inde annuatim dñio/et  
heredi suis/bel successoribus suis/si dñs sit religiosus.  
b. s. vi. d. p'zo omibz et singulis seruitiis ad duos an  
ni terminos videlicet. ꝛc. equis portionibus / et dant  
domino de fine. ꝛc. et fecit fidelit'. The cōmen course  
is nat to put in certayntie all their rentes/ customes/ &  
seruyces/ in their coppes / and that is in auncient de  
meyne / & in all places where their tenaūtes haue their  
landes by coppe to them & their heppes/ after the custo  
me of the manere. for there they haue oꝝ ought to haue  
a customary role/ wherein is euery mans lande contay  
ned/ and what rent/ customes/ and seruyces euery man  
ought to pay and do: & in many places / their lawes &  
their customes be put in wyrtynge/ & remeyne in their  
owne keppnge to put them in a redynesse / whan nede  
shall requyre/ but & there shalbe made any newe incro  
chmentes oꝝ intakes inclosed oꝝ taken in out of the cō  
mens/ oꝝ any myne newe foude/ as leed oꝝ tyn/ cole/ yꝛ  
custon oꝝ suche other/ if a copy shalbe made therof/ it is  
than necessary & conueniēt the rēt therof to be put in y  
copy/ for it is a newe thyng y bath nat gone by custor  
me/ & also it wold be put in the customary role/ for this  
newe approumēt may fortune to encrease of rent oꝝ de  
crease in rent/ & therfore the rētes must alway be expꝛes  
sed.

sed. Also where a man hath a lordshipp/ wherein be many  
tenauntes that holde their landes of their lord by  
coppe of court roole for terme of yeres or for tyme of lyfe  
where they haue no state of inherytaunce. In all suche  
coppes/ it is conuenient that the rentes be expessed in  
the same coppes/ causa patet. 

**A** recogniscyon of a tenaunt what he  
holdeth of the lord.

**A**d hanc cur venit R. T. coram S. C. senescallo  
huius manerii/ & cognouit se tenere de dno bnu messua  
giu/ decem accras terre/ tres accras prati cu pertisi in A.  
hoc. C. libere per carta in locagio per redditu. xii. d.  
vel unam libram piperis/ et sextam cur bis per annu.  
Et etia dictus R. T. cognouit se tenere de domino aliu  
messuagiu cu crofto ad iacente / ex sex accras tre / et. ii.  
accras prati cu pertisi / ad voluntatem domini secundu  
consuetudinem manerii / et per reddi duozu solidozu /  
et fecit fidelitatem/ et admissus est tenens.

**T**he forme of a copy in auncient demeyne/ where  
the proclamacions shulde be had.

**A**d hanc cur tenet ibidem tali die et anno. &c. venit  
A. B. filius et heres. J. B. et sursum reddi in manus  
dni bnum messuagium. x. acy tery/ tres acy prati cum  
vno crofto in D. infra iurisdictionem huius cur ad  
opus C. J. heredi/ et assigni suoz imperpetuum virtu  
te barganie i eos fact. Et sup hoc publica pclamatio i  
eod cur fact fuit q si quis aliqd ius in seu ad eundem  
messuag. tery prat & crofto/ vel in aliqua eoz parcella  
pretendere



pretendere voluit / vel haberet veniret et audiretur /  
et nullus venit ad hanc curiam / per quod secundum consuetudinem  
manerii / messu. predictas terras prout et cross predictas re-  
manerent in manus domini / ubique ad tertiam proclamatio  
super eisdem facta / et super hoc dies datus est partibus predictis  
essendi ad proximam curiam manerii predicti / ad audi-  
endi super inde iudicium suum super premissis / et ad hanc curiam  
venire ibidem tali die. et. tam predictus A B quam predictus C F  
venere / et super hoc secunda proclamatio facta fuit super premissis  
quod si aliquis aliquod ius / vel titulum ad predictum messu-  
agium prout et cross. et. haberet aut pretenderet veniret et audi-  
ret. Et nullus venit et super hoc dies datus est partibus pre-  
dictis essendi ad proximam curiam manerii / predicti et au-  
diendi inde iudicium suum. Et ad hanc curiam venire ibidem tali  
die. et. tam predictus A B quam predictus C F venerunt / et super  
hoc tertia proclamatio facta fuit super premissis quod si ali-  
quis aliquod ius / vel titulum ad predictum messuagium prout  
prout et cross / vel in aliqua eorum parcella haberet / vel pre-  
tenderet / veniret / et audiretur / et nullus adhuc venit. Et  
super hoc dominus per J. G. senesculum suum concessit seisinam de  
predicto messuagio terras prout / et cross cum eorum pertinentiis  
prefato C. F. tenendi sibi hereditate / et assignari suis secundum con-  
suetudinem manerii predicti / et datus domino de fine ad ingressum.  
et. et admissus est inde tenens et fecit fidelitatem.

The forme of a copy in auncient demeyne /  
where the wyfe shalbe examyned.

Dale. Ad curiam tenent ibidem tali die anno. et. C. B.  
de A. et M. vxor eius hic in plena curia sola examina-  
ta et confess. sursum reddiderunt in manus domini unum  
messuagium

messuagium et blati bonatam tery / ac unam quattuor  
nam terre cum suis pertisi in A. predicta hoc D. ad  
opus W. C. de D. unde accidit dñs unū equū de her  
ciotto. et super hoc venit dictus W. C. et cepit de dñs  
dict mess. &c. cum suis pertisi habendi et tenendi sibi et  
anne broy sue & hey et assigni ipsius W. imperpetuum  
secundum consuetudinem manerii / per reddi consuetu  
dinem et seruiē inde prius debet & consuet / & dant dñs  
de fine pro ingressu habendi dict mess. et ceteris premis  
sis. &c. et data est eis sessinam et fecerunt fidelit.

**A**nother forme for terme of lyfe.




**A**d hanc cur. &c. venit J. D. et J. broy eius ipsa so  
la examinata coram senescallo / et sursum reddiderunt  
i manus dñi unum tefitum cum pertisi in A. iac inter  
tenement J. B. ex parte orient et tefitum C. D. ex pte  
occident et abuttat super altam viam ex parte austra  
li et super gardinum E. f. ex parte boreali ad opus G.  
H. et J. brois eius ad terminum vite eorum et alteru  
us eorum diutius viuentis secundum consuetudinem  
manerii / et dant dñs de fine. &c. et fecerunt fidelit.

**A**nother forme bpon condycion.

**A**d hanc cur. &c. venit J. C. et sursum reddi in ma  
nus dñi unum cotagium iacene. &c. ad opus J. D. &c.  
tenendi sibi et heredi suis de domino ad voluntatem  
domini secundum. &c. sub condicionibus subsequen  
tibus: viz si predictus J. D. soluat aut solui faciat pre  
fat J. C. xl. s. ad festi viz. &c. proximo futuro post da  
ta huius curie q tunc presens sursum reddi sit in suo  
reboze et effectū / & si ipse defecerit in solutiōe solutionū  
predict



## The booke

**P**redict inpte bel in to/ q̄ ex tunc bene licebit p̄fati J  
C. et assigni suis reintrare et rehabere p̄dictum cota-  
gium ista sursum reddie non obstante in aliquo et dat  
domino de fine/et cetera. et fecit fidelitatem. et cetera.  
et admissus est et cetera. :::

**A**nother maner of surrendre made to the  
baplye out of the court.

**A**d hanc cur. ꝛc. compertum est q̄ C. extra cur  
sursum reddidit in manus J. D. balliui in p̄sente.  
D. R. et alioꝝum tenentium domini huius maneris  
hoc testante bnam accram terre in G. quondam W. B. et  
opus ꝛ. s. cui dominus inde concessit seisinam tenendi  
sibi et heredi et cetera/ de seruit. ꝛc. et dat. ꝛc.

**A**nother foꝛme/ where the loꝛde graunteth a  
coppe of his specyall graunt.

**A**d cur apud D. tenet ibidem tali die et anno. ꝛc. p̄e-  
ceptum fuit balliuo seisiy in manu domini / bnum te-  
nementu suue messuagium cum pertiñ J. B. boe. C. eo  
q̄ ipse alienauerit/et vendidit dictum tescitum cuidam  
J. C. sine licentia dñi et inde respondebit domino de  
exitibus quousq̄. ꝛc. et q̄ in ista eadem cur dominus  
ex sua gratia speciali concessit dictum tenementum cu  
pertiñ p̄fati J. B. cui dominus inde concessit seisi-  
nam habendi sibi et heredi. ꝛc. de domino ad volunta-  
tem secundum. ꝛc. et dat. ꝛc. et fecit et cetera.

**A**nother maner foꝛ terme of yeres/ where  
the loꝛde shall kepe reparacyon.

**A**d

**A**d hanc cur domini per J. f. senescallum suum concessit J. E. unū messuagiū cū domibus superastantibus et aduersas terras prata pascuas et pasturas cū septibus fossatis/et omnibus aliis suis pñi hoc A. habendi et tenendi sibi et assignū suis a festo sancti Michaelis archangelis pñio futuro post dat huius cur vsq; ad finem et terminū quadraginta annorū/et tunc proximo sequentium et plenarie cōplendozum reddi inde annuatim. xx. s. ad duos anni terminos viz. .xc. p. equales portiones. Prouiso semp q; durate termino pñio dicto dñs inueniet mercedē totiens quotiens necessariū fuerit dicto tenemēto ad emendandū reperandū et sustinendū/et dat dñs de fine. .xc. et fecit fidelit. .xc.

**A**nother maner/ where a man pretendeth a tytle/and after releaseth in the court.

**A**d hanc cur tenē. .xc. compertū est q; cū dñs per J. f. senescallū suū/ ad cur tenē apud C. tali die et anno. .xc. concessit extra manus dñi A. B. et heredi suis unā peciam terre continentē circa tres acras terre siue plū siue minus habeatur quondā C. E. in A. iacentem inter terrā D. M. ex pte australi et terram R. S. .xc. habendi. .xc. ad voluntatē domini secundū. .xc. et postea venit quodam Alicia Bate coram pñio J. f. senescallo domini/et pretendit habere titulū in predicta pecia terre/et hic pñens in cur remisit relaxauit et imppetuum qui etiam clamauit pñio A. B. et heredi suis per licentiā domini totum ius suum et clāmum/ que habet/vel habuit vel in futurū habere poterit in predicta pecia terre/et in qualibet inde percella. Ita viz q; ipsa Alicia nec heredi sui / nec aliquis alius nomine eorum aliquod ius/




tus/bel clameu in p̄dicta p̄cta terre de cetero erigere/  
bel vendicare poterit/s; ab oē actione furis bel clameu  
sint exclusi p̄ presentes/et dat dñs. ꝛc. et fecit. et cetera.

**C** Another forme/where the heyre is admytted to his  
landel/after the deth of his father.

**A**d hanc cur̄ tenf. ꝛc. compertum est q̄ J. B. oblit  
fessitus post b̄ltimam curiam / qui de domino tenuit  
sibi et heredi suis b̄nam placeā tery hoc C. ꝛc. inde oblit  
fessitus et dicunt q̄ R. B. filius eius est proximus he  
res/et plene etatis / vel infra etatem b̄icz. xii. annorum  
et in custodia C. W. bel S. B. frater eius/ bel consan  
guineus eius est proximus heres eiusdem J. B. et ple  
ne etatis/et p̄sens hic in cur̄ petit admitti et admis  
sus est inde tenens/tenendi sibi ꝛ heredi suis de dñs ad  
voluntatem sc̄m consuef. ꝛc. et dat. ꝛc. et fecit. ꝛc.

**C** Another forme of landes tyled with  
a remayndre ouer.

**A**d hanc cure compertum est q̄ R. B. de A. ad cur̄  
sent apud C. tali die et anno. ꝛc. sursum reddi in ma  
nus domini b̄num tenementum ꝛ tres acres terre hoc  
C. ad opus R. C. filius eiusdem R. et A. broꝝ eius qui  
bus dñs concessit fessinam. Tenendi sibi et heredi de  
corpozibus eorum legitime procreat. Et si p̄dictus  
R. et A. broꝝ eius sine hey de corpozibus eorum legit  
time procreat obierint / q̄ tunc p̄dict̄ terras et tefita  
cum suis pertiss remaneant rect̄ hey ipsius R. B. Et  
modo curia ista informaretur per totum homagium  
quod p̄dictus R. et A. obierunt sine herede inter eos  
procreat

procreat et predictus R. B. filii / et super hoc venit J. B. frater et heres predicti R. B. et petit admitti et admissus est tenens. &c. et per licentiam domini prefatus J. B. concessit predictum tenementum et terras que et remaneant post mortem predictorum R. B. et R. C. et A. broyerus / Remaneret W. C. et heredi suis cui dominus inde concessit seisinam tenendi ad voluntatem domini secundum. et cetera / et dat. &c. et fecit. &c. 

**C** Another maner for terme of lyfe / with dyvers remainders ouer.

**C** Ad hanc curiam venit R. B. et sursum reddit in manibus domini unum messuagium / et octo acras terre customary hoc A. ut dominus faciat inde voluntatem suam / et dominus inde habetur seisinam. Et ex gratia sua speciali concessit predictum messuagium et terre prefato R. B. et J. broyeri eius durante vita eorum ita quod post eorum decessum dictum tenementum et terras remaneant B. broyeri / durante vita sua et post decessum ipsius B. predictas terras et tenementa remaneant rectis heredi ipsius R. B. imppetuum tenendi eidem R. B. et J. broyeri eius durante tota vita eorum per virgam ad voluntatem domini secundum. &c. in forma predicta salvo iure cuiuslibet. &c. et predicti R. et J. dant domino de fine. &c. et fecerunt fidelitatem / et cetera.

**C** Surrendre out of the court / and a remainder with a condition.

**C** Ad hanc curiam compertum est quod R. f. languens in extremis sursum reddi in manibus B. R. extra curiam per manus J. H. in presentia A. C. et B. D. tenentes huius

Suruey.

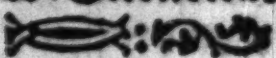
f manetii



manerit / hoc testante vñū messuagiū cū pertiñ. ꝛc. ad  
opus A broy predict R. f. tenendi sibi per seruicē inde  
debit scdm cōsuetudinem manerit / pro termino vite  
sue ita q post mortem dicte A predict mess. remaneat  
A filio pdict R. & A. et her de cope suo legitime procreat.  
Et si cōtingat A obier siue heredi de corpore suo legitime  
procreat / qd tūc predict messuagiū remanere R.  
filio pdict R. et A. et heredi de corpore suo legitime pro  
creat. Et si cōtingat predict R. obiere. ꝛc. qd tūc predict  
ctū messuagiū p executores vtrūqz eoz diuti⁹ viuēti  
bendant et denarios inde recept et puenient pro aia  
bus parent eoz suoz in pijs vlib⁹ / et operibus carita  
tuis in missis celebrandis et elemosinis distribuēdis  
pout melius eis viderint expediꝝ pro aia⁹ antecesso  
rū & predecessoz suoz / quibus dñs inde ꝛcessit seisinā  
tenendi in forma predict ad voluntatem dñi scdm con  
suet manerit et dant dñs de fine. ꝛc. et fecit fidelitat.  
Et nota q sibi eoz obiit et heres eius sit infra eta  
tē fidelitas respectuatur quousque ad etatem veniat.

**A** supplicacion to be exempte from all maner in  
questes and iurpes within the lordshyppe.

**A**d hanc cur venit R. C. instant supplicando p vt  
ipse per plurima tempora transacta supplicauit. Et  
profert dñs finē annualem noie exēptionis vt ipse ex  
sua grā speciali et fauore ob causā senectutis infirmis  
tatis et debilitat⁹ sue possit exonerare de cetero / ab oī  
bus et singulis inq̄sitionibus iuramentis et officiē quo  
rumcunq / tam in hac villa q̄ alibi infra dñm dñi sibi  
obiciendi / & assignādi / qua ppt aspecta vero senectute  
vna cū infirmitate / & debilitate sua sub fine ānuali noie  
exemptionis

exemptionis inde p̄olate ac suggestione etus p̄ tenen-  
tes et visus q̄ ipsū veracit congrua testificata in p̄es-  
missis. Modo dñs p̄cessit in ista curia p̄ J. f. senescal.  
suū p̄fato R. C. huiusmodi licē fauorē et exemptionē  
ad terminū vite sue duratur / et p̄dict R. C. dat dñs  
de annuali reddi p̄soluendū annuatim. lxx. s. ad termi-  
nos vsuales. Ad hāc curiā venit J. S. / et dat dñs de  
fine p̄o secta curi respectuandi per. i. annum / vt patet.  
Ad hanc curiā venit J. S. natiuus dñi hui⁹ mane-  
rit / et petit licē ad maritandi filiam suam infra do-  
minum istud / vel extra / et dominus per W. C. senescal-  
lum suum concessit licē et dat. &c. 

**M**emozandū that there is no maner of estat⁹ ma-  
de of free lande by polle dede oꝝ dede indented /  
but lyke estates may be made by copy of copy lādes / if  
they be well made & entred in the court rolles. And the  
stewarde is boude by lawe & conspyce to be an indiffe-  
rent iudge bytwene the lordē & his tenants / & to entre  
their copies truely in the lordes court rolles / the which  
is a regester to the lordē to knowe his p̄sypdēce / custo-  
mes / & seruyces / & also a great suretie to the tenants / p̄  
if their copies were lost / they may bouche and resoꝛte  
to the lordes court rolles / and the stewarde may make  
them newe coppes / accoꝛdyng to the olde p̄sypdent  
in the lordes courte role / lyke as at the commen lawe /  
whan a mater in barpaunce bytwene two men is past  
by verdyt / and iudgement gyuen therof / and entred  
in the kynges recoꝛdes / there it resteth of recoꝛde / and  
also yf a dede oꝝ a patente be inrolled / there it remay-  
neth of recoꝛde in lyke maner / so that if any party will



## The boke

haue any coppe therof/they may sue to the iudges and the officers of the place where the recozde lyeth/ & haue a copp therof exemplified vnder the scale of offyce of y<sup>e</sup> same place/ where suche recozde lyeth/ & may plede the same recozde in euery courte the kynge hath/ & the lordes steward may do in lyke maner. &c.

### The othe of all maner of officers generally.

**T**O whome the steward shall saye / ley thy bande vpon the boke and say after me / I shall true constable be / trewe thyddbozowe / trewe reue / trewe franke / lege / trewe tythingman / true ale taster / trewe wodewarde / & trewe pynder / with suche other officers that be v<sup>se</sup>d to be swozne in the lordes court / and trewe presentmēt make / and truely and duely do and kepe all thynges that belongeth to myne offyce to do / so helpe me god & my holy dome / and kysse the boke.

### The othe of a Denysen.

**I** shall true liegeman be / and trewe saythe beare to kynge Henry that now is / and to his heires / and no trayson do / noz therunto assent / noz no thefte do / noz no theues felowe be / noz any of them to knowe. But that I shall enforme and do to wytte them that be the kynges offycers therof that haue the lame to gouerne. and I shall be burome & obedient to iustyces / cōmissiōners / sheriffes / exchetours / baylyes / & constables / & to all other offycers of the kyng / in all thynges y<sup>e</sup> they cōmaūde me to do laufully / so helpe me god & holy dome.

### The othe of afferoure.

I shall

**I** shall truly affere this courtel and highe no man  
foz no hate/ne lowe no man foz no loue/but to set euery  
man truly after the quantite of his trespase to my  
knowledge/sauyng to a gentylman his counteynaūce  
and his householde/a marchaunt his marchandise/a  
husbāde his tenure & his werke beestes to his plough/  
so helpe me god and my holp dome.

This attycle gothe farther. Et quantum reddant p  
annū de redditu assise. And howe moche they yelde by  
the pete of rent of Assise. And first ye shall knowe/that  
there be thre maner of rentes/that is to say: rent seruy  
ce/rent charge/and rent seeke. Rent seruyce/ is where  
a man holdeth his landes of his lord by fealtie & cer  
tayne rent/ or by homage/fealtie & certayne rent/ or by  
any other seruice & certayne rent. This is a rent seruy  
ce/and if the rent be behynde at any day y it ought to  
be payde at/ y lord may distrayne foz y rent of cōmen  
right/ and if the lord purchase parcell of the sayd lāde  
that the rent gothe out of the rent shalbe apporcioned:  
except it be an entier rent/ as a sperhauke/ or a hozel/  
or suche other that can nat be seuered/ foz than the rent  
is extinct and gone foz euer. &c. Rent charge/ is where  
a man is seased of lādes in fee & graunt by poole/ dede  
or by dede indented. Annuell rent goynge out of the sa  
me landes in fee or in fee taylor/ or foz terme of lyfe/  
with a clause of distresse that is a rent charge/ and the  
graunt may distrayne foz the same rent/ bycause of the  
clause of distresse. But if the graunt purchase parcell  
of the sayde landes/ wherof the sayde rent gothe out/  
the hole rent charge is extynct and gone foz euer. For

Suruey,

f.iii.

suche

*three maner  
of rent  
rent seruyce*

*rent charge*

*to purchase  
of the land  
about the  
rent gothe out  
of the land  
the hole rent  
charge is extinct*



## The boke

*rent seek*  
suche a rent charge may nat be appoyoned / by cause  
the lādes come to his owne possession by his owne act  
oꝛ dede. Rent seeke / is wher a man is seased of land in  
fee graūt / a rent goyng out of y<sup>e</sup> same without a clause  
of distresse / y<sup>e</sup> is a rent seeke & it is called a rēt seeke / by  
cause there is no distresse in dedent noꝛ belongyng to y<sup>e</sup>  
same. Also if a man by dede indēted make a feoffemēt  
in fee oꝛ in fee taylor / the remayndre ouer in fee oꝛ foꝛ ter  
me of lyfe remayner ouer in fee / reseruyng to hym euer  
tayne rent without any clause of distresse in the same.  
That is a rent seeke / & if the graūt wey neuer seased of  
the said rent / he is wout remayndre by course of the co  
men lawe. There is another maner of rent: y<sup>e</sup> is nother  
rent seruyce / rent charge / noꝛ rent seeke / & that is called  
*rent annuall*  
rent annuell. And that is / wher as a man graūteth by  
his dede / an annuittie of .xx. s. be it moze oꝛ lalle / & char  
geth no lāde w<sup>th</sup> the payment of the same. That is a rēt  
annuell / & it chargeth the person y<sup>e</sup> graunteth the sayd  
rent by a writ of annuite / & in some cause a rēt charge /  
may become an annuell rent / as & a man graūte a rent  
charge out of his lande w<sup>th</sup> a clause of distresse / y<sup>e</sup> graūt  
is at lybertie / wheder he wyl distreynne foꝛ the rent oꝛ  
sewe a writ of annuyte agaynst the graūter. And if he  
sewe his writ of annuyte / the lāde is discharged of any  
distresse / & therfoze the graūtour may make a puicion  
in his graūt. s. pꝛoutso semp / qꝛ pꝛesens scriptū nec ali  
quid ī eo specificatū non aliquāliter se extēdat ad ono  
randū personā meā per breue / bel actionē de annuite /  
sed tantūmodo ad onozandū terras / et tenementa pꝛe  
dicta de annuali redditu pꝛdicto. And this pꝛouyse had  
the landes be charged and the person discharged.

Of those

**O**f those free tenauntes that sewe to the courte of y<sup>e</sup> countie/ and who seweth nat / and howe moche falleth to the lozde after the decesse of such tenauntes. Cap. xii.

**I**tem inquirend est de predictis libere tenentibus et q<sup>uod</sup> secuntur / ad cur<sup>iam</sup> ad com<sup>itatu</sup> / et q<sup>uod</sup> non / et quantu<sup>m</sup> accidit dñio post mortē talū liberozū tenentium. It is to be enquired of the foresaid free tenauntes / which of thes shall folowe the court of the countie & whiche nat / & what shall fall vnto the lozde / after the deth of suche free tenauntes. Whesemeth that all maner suche tenauntes that holde their lande by suche serupce hauing charter lande / ought to folowe the court of the countie / if he be somoned to appere / excepte he haue a speciall graunt by chartour of the kyng to the cōtrary / and to be sworne in inquryes befoze the iustyce of peace / iustyce of assise / excheters / cozoners / & all other commissioners of the kynges / & bytwene partie and ptie as the lawe hath ordayned it / howbeit in some case he shall dispende & haue moze landes than in some case / y<sup>e</sup> is to say / if the damage in plee psonell: as det / trespass / detynue / & suche other / be declared vnder the value of xl. markes. Than a freholder that hath any chart<sup>er</sup> lādel / be it moze oꝛ lesse / may passe bytwene partie and partie. And also he is sufficient to enquire for the kyng in euery byll of indytement of felony / & so is euery cōstable and freman / though he haue no lande. But there shal no constable noz freholder enquire of rpot noz for cyble entrees / without he may dispende. xl. s. clerely. and



## The boke

and therfore se the statute of kynge Richard the. ii. & kynge Henry the. iii. and also where the damages in plee psonell be declared. xl. markes oꝛ a boue / the freholder must haue lādes to the clere value of. xl. s. And euery man that shall passe of lyfe and dethe and foꝛ tye tell of lande / be it neuer so lytell / he must haue landes to the value of. xl. s. clerely / aboue all charges. And in attaynt / if the thinge in demaunde and verdyte vpon that gyuen / extēde to the value of. xl. li. oꝛ aboue. Thā euery man of the graunt iury / must haue landes to the value of. xx. li. of freholde / out of auncient demeyne / & of landes in Gavelkynde. xx. li. and if it be vnder the value of. xl. li. than. xl. s. of freholde is sufficiēt. The statute reherfeth further. *Quid et quantum accidit dñio post mortem talium libere tenentium.* What and how moche fallerh to the loꝛde / after the deth of suche free tenants / That is and may be / dyuers maners of rentes / customes / & seruyces / As and a tenaunt holde of y loꝛde by knight seruyce decesse / his heyze beyng of full age / the loꝛde shall haue foꝛ euery knightes fee that the tenaunt holdeth of the loꝛde. C. s. of his heyze in the name of relefe. Foꝛ the whiche the loꝛde may distreyne in euery pcell of that lande / that is so holden of hym / foꝛ y same / of cōmen right. And if it be vnder a hole knight's fee / as halfe a knightes fee / the thirde parte / the fourthe part / oꝛ the. xx. parte moze oꝛ lasse / the relefe shalbe apportionate / accoꝛdyng to the same / & shall pay his chere rentes (if any be) neuer thelesse. And if the tenaunt decesse / his heyze beyng within age of. xxi. yeres / y loꝛde shall haue the warde and the keepng of the body / durynge his nonage / & if he be vnmartyed / than his mary / age to

age to gyue oꝛ sell to whome he wyl without dispar-  
gement/and whan he cometh of full age / he shall pay  
no relesse/and if he be marped & vnder the age of. xiiii.  
yeres/ he may refuse and disagre/ but howe the garden  
oꝛ his cōmyt oꝛ graunt shall tende/ and offere mariage  
to the warde/and if the warde refuse the offere/ oꝛ if the  
warde be rautshed and of wardes bycause of wardes  
and of dispargements of wardes / and disagremen-  
tes after maryage/and of wast done by the garden / oꝛ  
his cōmyt oꝛ graunte/ with mo artycles partepnyng  
to the same. I remytte all those pointes to men of lawe  
that haue knowlege & experience therof/soꝛ it toucheth  
nat my mater that I treat of / and if the tenaunt haue  
ysse female/aboue the age of. xiiii. yere/ be she mary-  
ed oꝛ nat marped / the loꝛde shall nat haue the warde ne  
the maryage/ bycause the lawe entendeth that she hath  
a husbāde oꝛ may haue at that age / able to do suche  
seruyce. But and the heyꝛe female be vnder the age of  
xiiii. yeres vnmarped / the loꝛde shall haue bothe the  
landes holden of hym and the maryage / tyll she come  
to the age of. xiiii. yeres/ and two yeres further to ten-  
de her mariage in/ if she be vnmarped. And at the two  
yeres ende/ she may entre in to her landes and put out  
her garden/ and to mary her selfe at her pleasure/ but &  
she be married befoze the age of. xiiii. yeres in the lyfe of  
her auncesty/ and than her auncesty dye/ the loꝛde shall  
haue the warde of the lande to the age of. xiiii. yeres/ &  
than her husbāde and she may entre and put out the  
loꝛde/and if the tenaunt holde of two loꝛdes by knight  
seruyce/ of one by pꝛioꝛate/ and of another by posterio-  
rite and dye / the loꝛde that the tenaunt holdeth of by

Suruey.

g.

pꝛioꝛite/



## The booke

pryorite / shall haue the warde of the body / be it heyre  
male oz heire female / though they be. iiii. oz. iiii. Dought  
ters / for all they are but one heyre to the landes that be  
holden of hym. And the other lord / of whome the lan  
des be holden of by posteriozite / shall haue those land  
holden of hym selfe / and nothyng els. And if the tenaunt  
holde landes of one lord by knyght seruyce / and also  
holde landes of another lord by socage and dye / his  
heyres beyng within age / the lord of whome the lan  
des be holden of by knyght seruyce / shall haue the ward  
and maryage of the heyre / and the landes holden of him  
but he shall nat haue the landes holden in socage / nor y  
lord of whome they be holden of nother. For those lan  
des holden in socage durynge the nonage / shall go to  
the next of the blode / to whome the enherytaunce may  
nat discende / wherof he shall make accompt vnto the  
heyre whan he cometh of full age. &c. And if the heyre  
be of full age at the decesse of his auncestre / he shall pay  
a relefe to euery lord that he holdeth any lande of / if re  
lefe be due to be payed / by reason of his tenure. But in  
case that a tenant holde dyuers manours of dyuers lord  
des by knyght seruyce and haue but one parcell of land  
holden of the kynge in capite / the kynge shall haue all  
the hole landes holden of euery lord / durynge the no  
nage: & the mariage of the heyre if he be vnmарyed / &  
if the heyre be vnder y age of. xiiii. yere & wyl disagre  
to the maryage / than the kynge shall haue the maryage  
of hym oz her / oz the value therof / & the kynge shall paye  
no chefe rent durynge the nonage / except it be founde  
due to be payed in the offyce of the cheretour / and many  
other thynges may fall to the lordes / as herpyottes &  
other

other customes / accoꝝdyng to theiꝝ oꝝigynall dedes /  
and vse of the maner. And ye shall bnderstande / that  
there be two maner of herypottes: that is to wytte / her  
ypot seruyce and herypot custome. Herypot seruyce / is  
where a man hath gpyen landes and tenementes to a  
nother man and to his heyꝛes / to holde of hym and of  
his heyꝛes / as befoze the makynge of the statute. Quia  
emptores terrarum / oꝝ sythe the makynge of the sayde  
statute / to holde of the chefe loꝝde of the fee / by the ser  
uyce therof due and of ryght accustomed / reseruinge  
to hym certayne rentes / herypottes / oꝝ any other custo  
me. This is rent seruyce & herypot seruyce / bycause it  
is expꝛessed in his oꝝigynall dede. Herypot custome / is  
wher a man hath a loꝝdship / wherin hath ben bled ty  
me out of mynde / that euery tenaunt that holdeth any  
mese place of the loꝝde / shall gyue his best quicke good  
in the name of a herypot to the loꝝde / & he that hath no  
quicke good / shall gyue his best deed good. And in  
some place the tenaunt shall gyue foꝝ euery mese place  
p he holdeth a herypot / though the houses were lette  
downe an hūdꝛed yere befoze / p which me semeth shuld  
be a great bzibery & extoꝝcyon (as I sayde) in the pro  
logue of this treatyse. And therfoꝝe / it is wysdome foꝝ  
euery man to take his house by indenture oꝝ by coppel  
wherin may be expꝛessed: what rentes / heriottes / cus  
tomes / & seruyces the tenaunt shall pay & do / foꝝ a loꝝde  
may abydge and make lesse his custome by wytyng /  
but though he make wytyng and specyfye what rent  
he shall pay / he must saye further / foꝝ all maner rentes /  
herypottes / customes / & seruyces. And in some loꝝdes  
shyppe / euery man that dyeth within the same / be he

*two man  
Liberty  
Gibot  
f. 20. m. 11*

*Gibot  
f. 20. m. 11*



## The boke

the lordes tenaunt or nat / shall pay an herrypotte. In  
so moche that if a straunge man ryde or go by they way  
& dye withyn suche a lordshyppe / shall pay an herrypot /  
the whiche is playne extorcyon and agaynst the com-  
men ryght. For bytwene the lord and hym that dyed  
there was no maner of pzeuyte of bargayne or couy-  
naunt / And in some lordshyppe / the lord shall take his  
herrypotte befoze the person or the bycate his mortua-  
ry / and in some places the churche befoze. And that is /  
as it hath ben accustomed & vled tyme out of mynde.  
But for the moost parte / the lord taketh befoze: bycau-  
se the lord maketh couynaunt with his tenaunt in his  
lyfe / that he shall haue his best quicke good at his de-  
cesse / and the mortuary is nat due tyll he be deed / and  
the herrypotte was couynaunted and graunted befoze  
in his lyfe / and the first bargayne must be obserued &  
kept. And also in some places it is parted bytwene the  
churche and the lord / and that is / wher he that is deed  
hath no moze quicke good / but one horse or one beest /  
and than he that hath be vled to chole first shall haue þ  
better parte by one penny / but of deed good / eyther per-  
ty shall haue one. But there shall nouthur of them take  
any deed good / as long as there is any quicke good /  
and in many lordshyppes / it is vled / that and the te-  
naunt leaue his house by his owne wyll / without any  
discharge of the lord / the tenaunt shall pay his best  
quicke good to the lord in the name of an herrypot / &  
in some lordshyppes it is acustomed / that and the tenat  
departe fro the lordshyp by his owne wyll / he shall ma-  
ke a fyne with the lord for his departynge / and moost  
comenly it is. ii. s. & it is called a farefee or a farewell.

And suche

And such a tenaunt that gothe at his owne wyll/ shall make all maner of reparacions/ and that tenaunt that is discharged by þe lozde or by his officers/ shall make no reparacions/ except he be discharged for nat doyng reparacions. &c.

**H**owe many customary tenautes there be/ & howe moche landes euery of the holdeth/ & what werkes and customes they do/ & what the werkes & the customes of euery tenaunt is worth by þe yere/ & howe moche euery of the payeth/ ouer the customes & werkes. &c. Cap. xiii.

**I**tem inquirend est/ de customariis uidelicet quot sunt customarii/ et quant terre quilibet customarius teneat/ quas operationes quas consuetudines facit/ & quantum valent opera & consuetudines cuiuslibet customarii/ p se p annu & quantum redditu de redditu assise p annu pter opera et consuetudines/ et qui possunt talliari ad voluntatem dñi/ et qui non. It is to be enquired of customary tenautes/ þ is to wytte/ how many there be/ & howe moche lande euery tenaunt holdeth/ & what werkes & customes he dothe/ & what the werkes & customes be worthe of euery tenaunt by it selfe/ and howe moche rente by the yere/ aboue his werkes and customes he dothe pay/ & which of them may tare their landes at the wyll of the lozde/ and whiche nat. Customary tenautes/ are those that holde their landes of their lozde by coppe of courte role/ after the custome of the maner. And there may be many tenautes with in the same manere that haue no coppes/ and yet holde be lyke custome and seruyce at the wyll of the lozde.



## The boke

Empne opinion / it began sone after the conquest / when  
Wylliam Conquerour had conquered the realme / he  
rewarded all those þ̄ came with hym in his bypage  
copall / accordyng to their degre. And to honorable mē  
he gaue lordshippes / maners / lādes / and tenementes /  
withall the inhabitaūtes / men & women dwellinge in  
the same / to do with thē at their pleasure. And those ho  
norable men thought þ̄ they must nedes haue seruaū  
tes & tenaūtes / & their landes occupped with tyllage.  
Wherfore they pdoned the inhabitaūtes of their lyues /  
and caused them to do all maner of seruice þ̄ was to be  
done / were it neuer so vyle / & caused thē to occupy their  
landes & tenementes in tyllage / and toke of them suche  
rentes / customes / & seruyces / as it pleased thē to haue.  
And also / toke all their goodes & catell at all tymes at  
their pleasure / & called them their bondemen / & sythe  
that tyme / many noble men bothe spirituall & tempo  
rall of their godly disposycion / haue made to dyuers  
of the sayd bondemen manumissions / & graunted thē  
fredome & lybertie / and set to them their landes & tene  
mentes to occupy / after dyuers maner of rentes / custo  
mes / and seruyces / the which is v̄sed in dyuers places  
vnto this day. How be it in some places the bonde mē  
contynewe as yet / the which me semeth is the greatest  
inconueniēt that now is suffered by the lawe. That is  
to haue any chzisten man bōden to another / & to haue  
the rule of his body / landes and goodes / that his wyfe  
chylzen and seruauntes haue laboured / for all their  
lyfe tyme / to be so taken / lyke as & it were extorcyon or  
bribery. And many tymes by colour therof / there be  
many fre men taken as bonde men / and their landes


*Bondmen*

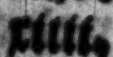
and goodes taken fro them / so that they shall nat be  
 able to sue for remedy / to proue them selfe fre of blode.  
 And that is moost commeuely / where the fre men haue  
 the same name as the bonde men haue / or that his  
 auncesters of whome he is comen / was manumised  
 befoze his bythe. In suche cause there can nat be to  
 great a punysshement / for as me semeth / there shulde  
 no man be bounde but to god / and to his kynge and  
 prince ouer hym. *Quia deus non facit exceptionem*  
*personarum.* For god maketh no exceptyon of any  
 person. Wherfoze it were a charitable dede / to euery  
 noble man bothe spirituall and tēporall / to do as they  
 wolde be done by / and that is to manumise them that  
 be bonde and to make them free of body and blode / re-  
 seruyng to them their rentes / customes / and seruyces  
 of olde tyme due and accustomed / wherein they maye  
 get the prayers of the partye and remission of their  
 offences / as in the gospel. *Eadem mensura qua mensi-*  
*ueritis remissietur vobis.* The same measure that ye  
 do mete to other men / shall be metten to you. In many  
 lordshyppes / there is a customary roole bytweene the  
 lordes and their tēnantes / and it ought to be inden-  
 ted / one parte to remayne in the lordes keppng / the  
 other parte with the tēnantes / and dyuers trewe co-  
 ppyes to be made of the same / that the rentes and custo-  
 mes conne nat out of remembraunce. And also a sūte  
 rooll / to calle all those by name that oweth any sūte  
 to the lordes court / and than shall there be no counsel-  
 ment of the sūtours / but that the stewart may knowe  
 who is nat there / and if any sūetour decesse / the name  
 of his next heire wolde be entred in to the same roole /

an en



## The boke

an inquiry made and presented what he helde of the  
lord/ & by what rentes/ customes/ and service of every  
parcell by it selfe/ & who is his nexte heyre and of what  
age he is of/ & this truly done & entered in to the roole/ it  
wolde be a conueyance of discent in maner of a pee  
degre/ & profitable to the lordes/ & also to the tenants/  
causa patet. The name of every tenaunt must be put  
in the roole/ & his mese place to be buttred & bounde / as  
it lieth in length and brede/ and bytweene whome/ And  
also/ his landes/ medowes, leys & pastures / lyke wyse  
buttred & bounde/ that it maye be knowen many yeres  
after who dwelled there: & what lades/ medowes/ and  
pastures/ laye to the same at that tyme. And what war  
kes & customes the tenaunt dothe for every parcell / &  
what the werkes & customes be worthe in a yere / and  
howe moche rent the tenaunt doth pay for every parcell  
besyde the customes & werkes/ to the entent that if any  
parcell of lande/ medowe or pasture be aliene/ solde/  
or chaunged/ or put from one tenaunt to another/ The  
lord and his baylye maye knowe what rentes/ custo  
mes/ and werkes / he shall aske & haue of the occupier  
for every parcell. And it is the most speciall poynt that  
longeth to a surueyout/ to butte & bounde truly every  
parcell by it selfe/ and to knowe what rentes / werkes/  
customes/ and seruyces/ goth out of the same/ for than  
may he make a true rentall or customarpe roole / and  
put all thynges in a certentie. 

**O**f cotpers what cotages & curtplages they holde  
& by what seruyce / and howe moche rent they paye by  
the yere. &c. Cap.  xliii.

**I**tem inquirendū est/ de cotozelles / que cotagis et curtilagis teneant/ et per quod seruis / & quantum reddant per annū/ pro predictis cotagis et curtilagis. Also it is to be enquired of Cotagers/ what cotages and curtylages they holde/ & by what serupce: & what they yelde by the yere for the foresayd cotages & curtilages. This chapter and the next present/ be both of one effecte/ but that it is to presume/ that they is nat so moche rentes/ herpottes/ customes/ and seruyces to be payed and done for a cotage/ as there is for a mese place or a better tenement/ but it may be lyke custome and serupce.

**O**f perquesytes or profytes of counties/ of courtes/ and of forestes/ what they be worthe by the yere. .xc. Cap. xv.

**I**tem inquirendū est/ de persequitis committatuum cur forstariorum cum expeditamentis canum et quantum valent per annū in oibus exitibz. Also it is to be enquired/ of the perquesytes and profytes of the counties / of the courtes/ and of the forestes / w the cuttyngge of the dogges clepe / & howe moche they be worthe by the yere in all the issues & profytes. This chappter toucheth nat the offyce of a Surueyout but ytell/ for the pssues and profytes of the counties/ sessyons and assises/ are most comenly the kynges / & they be kept and ordayned by the sheryf and the iustyces of peace/ that be ordayned and put in commysion by the kyng and his counsaile / and the issues and profytes of them are estrepted by the sayd iustyces / and retur-

ned

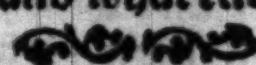


## The booke

ned in to the kyngs eschequer / & they the rest of recozde /  
the which afterwarde is estreynted agayne / and sende  
downe to the sheriffes of euery countie to leue & gader  
by the same / & therof to make an accōpte in the sayde  
eschequer / & it is called grene ware. And the courtes of  
the fozeistes be ordayned & kept by the iustices of the fo  
restes & their deputies / & the issues & profytes therof / by  
which cometh most cōmenly by fynes and mercymen  
tes are nat estreynted in to the eschequer / but made out  
by the stewart to the baylives & other offycers of them  
that oweth the fozeist. And there me semeth / the Sur  
ueyours may lyt with the iustices of the fozeistes to one  
thyng specially / and that is this / that no towneshyppe  
nor hamell entre cōmen wīn the fozeistes / chases / wast /  
heythes / mozes / & suche other great commens / but all  
onely suche that of ryght ought to haue cōmen wīthin  
the same. Wherefore it wolde be ordayned / that euery  
towneshyppe and hamell that ought to haue any suche  
commen in any fozeistes / chases / wast / mozes / heythes /  
and suche other great cōmens : where dyuers townes  
shyppes & hamells entre cōmen together. Euery town  
shyppe and hamell ought to haue a dyuers brennyng  
yon and euery beest / horse / mare / and colte that is put  
upon the cōmen / ought to be brenned in some parte of  
his body with the said yon / and than shall euery beest  
be known of what towneshyppe he is. And that were  
a greater redynesse to the keepers / and also a great saue  
garde for stealyng of the catell. And than may the ke  
pers / regarders / goylsters / and other offycers of su  
che fozeist and chases / haue parfyte knowledge what  
towneshyppe the catell is of. And if any of these sayde  
officers

officers fynde any maner of catell haupnge no suche  
brenne / they maye attache them and cease theym as  
streyes / & put them in sauegarde to the lordes ble / tyll  
they be yered and dyed. And they ought to aske them  
thre sondayes in thre oz foure next parrys the churches /  
and also crye them thre tymes in thre the nexte market  
townes. And if no man come within the yere and the  
day / and to make sufficient proue that the catell is his /  
than it is forsayte to the lord as a strey / & in lyke ma-  
ner the wyne and shepe of euery towneshipp & hamell /  
ought to be pytched with the sayd brennyng prou / oz  
suche another lyke the same / but as for all other poynts  
& artycles touchyng the forrestes / the Surueyours hath  
ytell to do. Wherfore I remyt all other artycles to the  
iustices of the forrestes and to their deputies to execute  
their office / and ye shall knowe that no man shall haue  
a forrest of right but y kyng / except he oz his auncesters  
haue had a specyall graunt therof by chart / of the kyng  
and his progenitours in tymes past / and so bled. &c.

*Trayf*

Of churches that belonge to the gyfte of the lordes  
howe many there be / and where they be / and what eue-  
ry churche is worthe. &c. Cap. xvi. 

**I**tem inquisitend est / de ecclesiis / q pertinent ad  
donationem dñi / quot sūt / et ubi / et quantū va-  
lent / et quātum qlibet ecclesia valet p se per annū / scdm  
berā estimationem illius. It is to be enquired of all  
the churches y belonge to the lordes gyfte / how many  
they be & where they be / & what they be worthe / & what  
euery churche is worthe by it selfe by the yere / after the  
true



## The boke

true estymacion of the same. The letter of this chapter is very playne and nedeth nat moche declaracion further than is spoken of/ but alonely in one thyng/ & that is thus/ oft tymes he that hath right to present to a church at one tyme / hath nat right to present to the sayd church at the nexte tyme. And that is where any sole patrone of a church hath issue / two / thre / or foure Doughters and Decesse / so that the right of patronage of the sayd church discedeth to all the said Doughters.

Whan the church is boyde they shall present by turne / the eldest Doughter first : than the seconde at the nexte auopbaunce / than the. iii. and so forth / tyll they haue presented ones ouer / and than to begyn agayne at the eldest Doughter / excepte they make any other peticion among them selfe by agreement. And than must every one of them present by their tourne / accoꝝdyng to their peticion / as it cometh about. And so must þe Surneyour make his boke / accoꝝdyng to the ryght of þe presentation / as every tyme / seconde tyme / thirde tyme / or fourth tyme / and so forth. Also what lordes or Gentylmen haue their turneysle with them in the same benefyce / and whiche of them presented last / & who shall haue next / & who than / tyll they haue gone about / & in what towne it is / and in what shyre and dyocise it is / & what every benefyce is worthe by it selfe by the yere / as it can be estymate.

What the herryottes be worthe / the feyres / excheqtes / customes / serupces / & fortheyne warkes : the ples & perquesites of the courtes / synes / releses / and all other thynges þe may fall to the lord by the yere. Cap. xvi.

Inquisitendum

*Salve S. An-  
thon full  
be made  
wyth the  
holy of per-  
to nange  
falling to  
regulatio.*

**I**nquirend est/quantū valent hereditaria/indolme/  
 escaeta/conuetudies/et seruit' & operationes/fo-  
 rnsie/et quantū valent placita/et pqueſita fines/et re-  
 lūia/et oīa alia q̄ acciderē poſſūt p annū in omnibz.  
 It is to be enquired/ what be the value of heritottes/  
 feyres/exchetes/customes/seruyces/et foryne warhest  
 & what the pces be worthe/et the perqueſytes oz profy-  
 tes of the courtes/ſpnes/relēſes/et all other thingz may  
 fall by the yere in all. This chapter gothe in a genera-  
 lytie and is lyke/as whan an auditour hath caſt all the  
 mynistry and partyculer accomptes of euery baylye oz  
 reue & other accomptance/et hath made his boke par-  
 tyte of all the partyculer/wherupon the whole charge  
 reſteth. Than whan the lord wolde knowe what the  
 tent is of all his hole lādes/et alſo of euery ptyculer par-  
 cell by it ſelfe/it were to longe a proceſſe to ſhewe hym  
 all the ſaid mynistry and ptyculer accōptes/et though he  
 be wyſe/he ſhulde nat knowe the groſe ſōmes of his ren-  
 tes/ſpnes/heritottes/exchetes/pqueſytes & ſuch other/  
 euery of them by hym ſelfe. Wherefore he wyl cauſe his  
 auditour to make a value in maier of a bydgement of  
 all the ſaid mynistry accōptes/et firſt to knowe the hole  
 charge of all the partyculer/what they be at the firſte  
 ſyght/in the ſōmes totall. Than to deuyde the ſōmes  
 totall in dyuers pcelz/as the cheſe rentes of the frehol-  
 ders by them ſelfe/the rentes of customary tenauntes  
 by them ſelfe/tenauntes by indenture/oz tenaūtes at the  
 lordes wyl by the ſelfe/ſo y he may make a groſe ſōme  
 of euery maner of rēt/ſo that one rent may be knowne  
 from another. But than muſt y auditour haue good &  
 partyte informacion/oz els he can nat do it/and that in  
 1200 Suruey. h formation



formacion must come by the surueyours & the baylives/  
foz they ought to knowe one maner of rent from ano-  
ther/and therfore their rentalles wolde be made a co-  
dynge/ also the perquesytes of the courtes by the selfe.  
And those must be in lyke maner deuyded / as þe ples  
by them selfe / the merccementes foz comen trespase by  
them selfe / fines by them selfe / herriottes by them selfe /  
erchetes by them selfe / and so of celeses / sepyes / mar-  
kettes / and all other casualties / euery of them by them  
selfe / and ought to be presented in the courte by them  
selfe. And therof to be made an estrent to the bayly oz  
reue to gadet by / and brought in to the accompt to the  
audytour / the whiche he may deuyde in makynge of  
his value / if the accoptance byng bym persyte rentals  
and courte roles and nat els. but if they do nat at the  
first tyme / he must teche and enforme them howe they  
shulde make them persyte. Also customes / seruyces /  
and warkes be ofte tyme done by bodely seruyce and  
warkes / and than they be nat to be acompted foz / but  
yet mencyon wolde be made in the accompte therof.  
And many tymes suche maner of customes / seruyces /  
and warkes be tourned in to money: And than it com-  
menly gothe with the rentes / and the bayly oz reue is  
charged therewith. And this chappter reherseth fur-  
ther. Et omnia alia que accidey possit per annum in  
omnibus. And of all other thynges that maye fall to  
the lordes / what they be worthe by the pete. And those  
maye be taken as mynes of tyne / leed / oze / cole / yron /  
stonne / frestone / mylne stonnes / grynbell stonnes / lym-  
stonne / chalke / futlers / erthe / sande / cley / grauell / bzo-  
me / gozse oz fyys / marle / turues / thoznes / woode / bus-

thes/ hepthe /ferne o2 braken/ and suche other/ if there  
be any newe founde/ & ought to be put in a rental to  
a certentie/ o2 els to be put in accompte by way of ap  
prowment. And than thauditor may deupde the ca  
sualties from the certenties/ and to make a grose somme  
of them all. And yet may the value of euery thyng ap  
pere and be knowen/ howe moche it is by it selfe. And  
than must there be deduct out of the sayd grose somme  
all maner of out rentes and o2dynary charges: as bay  
lyes fees/ reparacyon and suche other/ and than to ma  
ke a clere grose somme of euery pere by hym selfe. And  
bycause ofte tymes moze casualties falle o2 come to the  
lo2de moze in one pere than in another. Therfore it is  
conuenient that the clere grose sommes of fyue o2 sixe  
peres o2 mo/ wolde be cast togyther in one grose somme/  
and to deupde that somme in as many partes as there  
was peres cast togyder/ and than the clere value of  
one pere wyll be comenly about that somme  
so deupded. And thus endeth the bzeve de  
claracion of this statute Extenta  
maneris.

**Explicit.**

**Of dyuers maners of takynge  
and doynge of homage and fe  
altie. Cap. xviii.**

**Suruey.**

**h. ii.**

**Info**






As moche I haue shewed  
dyuers diuersites of tenures / & also  
dyuers maners of makynge of co-  
ppes / & the othes of the officers of y<sup>e</sup>  
court / though they be nat expressed  
in the statute. It seemeth also it wyl be  
conuenient to shewe the dyuersites  
& maner of takynge and doyng of homage and fealtrie.

*Homage*

And ye shall vnderstande / that homage is the most ho-  
norable seruyce & the most humble seruyce of reuerence /  
that a free man may do to his lord. For when the te-  
naunt shall do homage to his chiefe lord / of whome he  
holdeth his chiefe maner or mansion place / by knight ser-  
uyce and p<sup>ro</sup>uizite / he shal be bng<sup>it</sup> and his heed vn-  
couered / and the lord shall syt & the tenaunt shall knele  
before hym on bothe his knees / and shall holde his han-  
des stretched out togyder bytweene the lordes handes /  
and shall say thus. I become your man from this day  
forwarde / of life and of membre / & of worldly honour /  
And to you shall be faythfull and lowly and shal beare  
faythe to you / for the landes and tenementes the whiche  
I holde of you / sayynge the fayth that I owe to our so-  
ueraigne lord the king / & my other lord. And y<sup>e</sup> lord  
so spyttyng shall kysse his tenaunt / the which is a signe  
of perfyte loue. And why saythe the tenaunt of lyfe and  
of membre / and of all worldly honour? Bycause he  
holdeth his landes of his lord by knyght seruyce / and  
also by p<sup>ro</sup>uizite / for and he holde other landes of ano-  
ther lord by knyght seruyce and p<sup>ro</sup>uizite / he shall  
nat saye to hym of lyfe and of membre / for though he  
be bounde to hym by reason of his tenures of knyght  
seruyce /

seruyce to go to bataille with his lord / & to put his life  
and meibres in teopardy with his lord : yet can he nat  
go with them bothe / And therfore shal he go to bataille  
with that lord that he holdeth his landes of priouste.  
And bycause therof / if any suche tenant dye / his heyre  
beynge within age / the lord shall haue the keepnge  
of his body / and the profyte of those landes that he hol  
den of hym / durynge the nonage / & also the mariage of  
hym. Wherefore it is to be presuppoted / p the lord wll  
be moze loupnge & kynde to hym / than any other of his  
frendes wolde be. Seyng / than whan he cometh of ful  
age / he shall put his lyfe in teopardy for his lord / the  
which byndeth the lord by reason the rather to do for  
hym / whan he is nat able to helpe hym selfe. Where as  
his frendes may fortune cared nat for hym / and hadde  
leuer / another had the lande than he. 

And if an abbot or a priour / or any other man or wo  
man of relygion shuld do homage / they shall say I be  
come your man. &c. bycause they be all onely professed  
to god to be his men and women / and to none other.  
And therfore they shall knele and holde their hādes as  
the other dyd / and say thus. I do to you homage & to  
you shalbe faythfull and lowly / for the landes and te  
nementes the which I holde of you / sauyng the fayth  
that I owe to our souerayne lord the kyng. &c.

And yf a woman shuld do homage / she shall  
nat say / I become your woman : for it is nat conueny  
ent that a woman shuld become woman to any other  
man than to her husbāde / whan she is maried. And  
therfore she shall saye as the relygious men and wo




men dothe. I do to you homage. &c.

**A**nd if a woman couert with baron shall do homage/they shall knele before y<sup>e</sup> lord both/ & the lord shall take bothe their handes bytwene his handes/ & the husband shall speke al the wordes/ as thus. We to you do homage / and saythe to you we shall beare for the landes that we holde of you/ sayng the faith that we owe to our souerayne lord the kyng his heires/ and to our other lordes/ and they bothe shall kysse the lord. &c.


**A**nd in case a man shulde do homage to his lord/ & the lord graunte his homage and seruyce to a nother man. Nowe shall the tenaunt do his homage & seruyce to the graunter/ after this maner. I become your man fro this day forth/ & to you shalbe faithfull and lowly/ for the landes and tenementes that I helde of A. B. your grauntour/ in the townes of C. D. the whiche to you he hathe graunted my homage and seruyce in the sayd townes/ saynge the faith that I owe to our soueraigne lord the kyng/ and my other lordes. &c.

**A**nd knowe you / that one lord may haue done to hym dyuers homages of dyuers tenautes/ for one maner of lande. But one tenaunt shall do but ones homage for one maner of lande / for though he the lord dye / his heire or his assigne/ if he sell it or graunt it a way/ they do represent the lordes estate. But & the tenaunt haue done his homage to his lord/ & after the maner/ where of the tenaunt holdeth his landes is recouered against y<sup>e</sup> lord. Nowe shall the tenant do his homage agayne to hym

to hym that recouered the manere/ for he cometh nat in  
by the lord/ but by force of the recouere/ the which p<sup>ro</sup>u  
ueth the firste homage to be boyde / for it was done to  
him that had no right to take it. *sc.* 

**A**lso ye shall knowe / that a man may distreyne his  
tenantes catell for homage by course of *h* comen lawe  
and also for relefe. And though a man haue payed his  
relefe/ yet he shall do homage and feaultie. Also ye shall  
vnderstande/ that no man shall do homage / but he that  
hath a state of enherytaunce in fee symple or in fee tayle/  
in his owne right or in his wyues / for tenantes for  
terme of lyfe/ tenantes by the courtseye/ noz tenant in  
dower/ shall do no homage/ noz take no homage. *sc.*

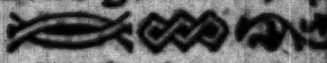
*w<sup>h</sup>o or to do  
homage.*


**A**nd if a man holde landes of the kynge in chiefe / &  
haue yssue thre or four doughters & dye/ all the dought  
ers shall do homage to the kynge. And if the landes  
be holden of another lord / the eldest doughter shall  
do homage for all/ and also the seruyces/ and the other  
doughters shall be contributores / & beare euery one  
of them their porcyon of the same. *sc.* 

**A**nd whan a fre man shall do feaultie to his lord/  
he shall lay his hande vpon the boke/ & shall saye thus.  
Here you my lord *h* *I* W. D. C. fro this day forth/  
to you shalbe faythfull and lowly / & fayth to you shall  
beare for the landes & tenementes/ *h* *I* clayme to holde  
of you/ and loyally shall do & pay the rentes/ customes/  
& seruyces/ that *I* ought to do at the termes assigned/  
as god me helpe and all sayntes/ & than kysse the boke.

Whan a



**W**hen a villayne shall do feaultie to his lord/ he shall  
 lay his hande vpon the boke and say thus. Here you  
 my lord R. that I W. de C. fro thus day forth to you  
 shall be faythfull and lowly / and to you shall do all the  
 customes and seruyces that I ought to do to you / for  
 the lādes that I holde of you in byllenage / and I shall  
 be iustifiable of body and of goodes / as god me help  
 and his sayntes / and than kysse. &c. 

**W**hen a villayne that holdeth no landes of his lord  
 shall do feaultie / he shall lay his hande vpon the boke  
 say thus. Here you my lord S. that I W. de S. fro this  
 day forth to you shall be faythfull and lowly / and I shall  
 be iustifiable to you of body and of goodes / as god me help  
 and his sayntes / and kysse the boke. &c. 

**What a Surueyour shulde do.**

Cap.

xix.



**N**owe this statute is breuely declared /  
 howe it shal be vnderstande / howe a lordes hye  
 or a maner shulde be surueyed & be wel  
 buttred and bounded on euery parte / that  
 it may be knowen for euer / whose euery  
 parcell therof was / at the makynge of this boke / and  
 it may serue as well to save the inherytaunce of the lo  
 des / as of euery fre holder by charter / coppe holder / or  
 customary holder / and to knowe euery mans land  
 as it lieth to his house one from another / so that it may  
 be knowen an hundred yerres after and for euer / what  
 maner of landes / and how many acres euery man hath

to his house at that tyme / and where they lyeth. The name of a suruey our is a frenche name / and is as moche to say in Englysh he / as an ouerseer / Than it wolde be knowen / howe a suruey our shulde ouerse oꝝ suruey a towne oꝝ a lordshyppe / as and the cytie of London shulde be surueyed. The suruey our may nat stande at Hygate noꝝ at Shotershyll / noꝝ yet at the Blacketh noꝝ suche other places / and ouer loke the cytie on euery syde. foꝝ and he do / he shall nat se the goodly stretes / the fayre buyldynges / noꝝ the great substaunce of rycheesse conteyned in them / foꝝ than he may be called a discepuer / and nat a surueyer : & in lpkewyle if a man shall vteu a close oꝝ a pasture / he may nat loke ouer the hedge and go his way / but he must outhet ryde oꝝ go ouer / and se euery parcell therof / and to knowe howe many acres it conteineth / and how moche therof was medowe grounde / howe moche pasture grounde / how moche wode grounde oꝝ bussh grounde / heythe / lynyng / oꝝ suche other / and what an acre of medowe grounde is woꝝthe / and what an acre of pasture / & what an acre of the wode grounde oꝝ bussh / & suche other be woꝝth. And what maner of catell it is best foꝝ / and howe many catell it wyll grasse oꝝ fynde by the yere / and what a beastes grasse is woꝝthe by the yere in such a pasture / oꝝ els he can nat set a true value what it is woꝝth. And therfoze a Suruey our must be diligent and labozous and nat slouthfull and rechelesse / foꝝ & he be / he is nat woꝝthy to haue his fee oꝝ wages / and may fortune to make an vnperfite boke. And if he so do / it is to his shame and rebuke / and great leopardy to his soule to make a false pꝛesydent. Wherfoze it is conuenient to re-

Suruey.

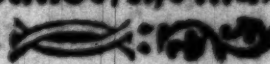
i membre



## The booke

membze the sayenge of the wyse philosopher. Abhsbe  
curam/that is to say/take hede to thy charge/ & so if he  
shulde bieu a citee oz oz a towne/he must begyn at a cer  
tayne place/as and it were at the drawe brydge of Lon  
don brydge on the West syde / & there to make his tye  
lynge where he beginneth / and to shewe who is lozde  
of the house next vnto the said brydge/ & who is tenaūt.  
And if he be a free holder/ what chese rent it payeth to  
the lozde/ customes oz other seruitces. and if it be no free  
holde/ than y rent nedeth nat to be spoken of but at his  
pleasure/ for it may rylse & fall / and howe many fote in  
bryde and howe many in length. Than to the seconde  
house on y same West syde in like maner/ & so to peruse  
fro house to house/ tyll he come to saint Magnus chur  
che. And than retorne agayne to the said drawe brydge  
on the West syde/ & there begyn at the house next to the  
said brydge/ and so to peruse fro house to house/ tyll he  
come to the corner next Temmes strete/ & than he may  
chose wheder he wyl folowe the southe syde of the said  
Temmes strete Westwarde & Westwarde / tyll he haue  
perused the hole parisshe. And if there be any maner of  
gardens/ entrees oz aleyes / oz other dwellynge places  
withinfoz the/ they may nat be ouer skipped/ for goten/  
no last out/ but taken by the way: Howe moche euery  
garden is/ how longe euery aley & entre is/ & howe ma  
ny dwellyng places be therein/ & whose they be/ & howe  
many cellars oz tauernes there be/ & how many footes  
euery one of them be in length and bryde. And so to go  
from parisshe to parisshe/ tyll he haue blewed y cytie/  
& euery strete & lane wolde be remembzed what length  
and bryde they be of. And also/ euery churche & churche  
parde/

parde/ & other boyde places / the whiche wolde aske a great leyfar/ but yet it is possyble to be done.

**C**Howe a man shulde bieu/ but and bounde/ the maner and the towneshyppe. Cap. xx. 

**C**The towne of Dale.

**T**He bieu of the maner of Dale taken the tenth day of Maye / the .xliii. yere of the raygne of kynge Henry the. viii. by J. B. generall Surueyout to the ryght honora ble lord. C. D. lord of the same & by his commaundement/ & also by the othes of E. J. G. H. & many other tenantes of the same/ as hereafter ensueth.

**C**The cytte of the maner of Dale/ standeth & lyeth by twene the kynges hye way leadyng from the towne of A. vnto y towne of B. on the southe part/ & the church yarde of the same towne of Dale on the West syde/ and the comen felde of the same towne called y nozthe felde on the nozthe parte. And the tenement oz mese place of John Coke on the west part/ & conteyneth. xx. perches in brede & .xxx. pches & four fote in length / every perche. xli. fote & a halfe. Wherevpon is set y maner place sufficiently buylded/ w two crosse chābres of stone / of brycke / oz tymbre : withall maner of houses of offyce within forth/ & two barnes & an ore house/ a hey house and a stable/ a garden & an ozharde. And if it be mo ted about/ expresse how moche housyng standeth with in the mote/ and howe moche without/ and with what

Suruey.


i. li.

maner



## The boke

maner of couerpyng the houses be couered. The which maner with the demeynes/lādes/medowes/leyse/and pastures be now in the holding & occupation of T. S. and payeth by the yere / at foure termes oꝝ two tymes there bled. s. .x. by euyn poꝝcions. vi. li. xiii. s. liii. d.

**T**he cytie of the personage standeth and lyeth by twene the sayde hy way on the southe parte / & the sayd churche on the West parte / and the sayde noꝝthe felde on the noꝝthe parte / and the tenementes of J. C. on the West parte. And the said person hath a crofte lyeng by twene the sayd noꝝth felde and the sayde churche yarde on the southe parte. And the sayd cytie and croft cōteyneth. x. perches on the southe syde / and. xiiii. perches on the noꝝthe syde / and. xxx. perches in length on the West syde / and. xvi. perches & a halfe on the West syde. And the mancyon place and the houses therunto belongynge / be nowe ruynous / and one sir S. B. is nowe person there / and had it of the gyfte of the loꝝde / to whome the gyfte belongeth euery thirde tyme and to y. f. the next tyme / and C. D. the thirde turne and so as ofte as it falleth. And the sayd. S. B. occuppeth the said personage him selfe / withall the glebe landes / medowes / tythes / and all other frutes / and is worthe by the yere. xx. li. And in lyke maner of a bycarage / & than must ye shewe who is persone / the whiche moost commenly is a spirytual man. 

**J. B.** holdeth a mese place frely of the loꝝde by charter / with dyuers landes / medowes / and pastures belongynge to the same. The whiche mese place lyeth  
bptwene

bitwene the sayde hyeway / and the sayd northe felde  
as is beforesayd / and the sayd personage on the west  
syde / and the tenement oꝝ mese place of **f. G.** on the  
West parte / and conteyneth. xii. perches on the southe  
ende in bꝛede / & xii. perches and foure fote in length  
and. xvi. perches in bꝛede on the northe ende. & he hol  
deth the said mese / with all that logeth thereto: of y<sup>e</sup> said  
loꝛde by homage / fealte / & ii. s. by the yere / and halfe a  
pounde of peper / & sute of court from thre wekes to thre  
wekes / & to the two great letes. And this he maye ex  
presse the seruyce of the rent / if he maye haue persyte  
knowlege by y<sup>e</sup> loꝛdes pꝛedens oꝝ by originall dedes.

**E. G.** holdeth a mese place with the appurtenaunce  
of the sayde loꝛde at his wyll / oꝝ by indenture oꝝ coppe  
and it lyeth bytwene the sayd hywaye / and the northe  
felde and the foresaid mese place of **f. G.** on the west  
syde / and the felde called West felde on the West syde /  
cōteyneth. xii. perches and sixe fote in bꝛede and. xviii.  
perches & ten fote in length / And payeth vnto the loꝛde  
at the termes there byuels. xvi. s. sute of court / two he  
nes / and an herriot at his discesse &c.

**E. G. D.** holdeth a cottage of the loꝛde by cōpy / & stan  
deth bitwene the sayd hywaye on the northe syde / and  
the townfelde called the southe felde on the southe pte  
and the sayde West felde on the West syde / And a mese  
place of the pꝛ. touꝛ of **B.** on the west syde / and it cōtey  
neth by the hyway sixe perches / and at the south ende  
seuyn perches and eyght fote / and on eyther syde. xii.  
perches / and payeth by the yere at the sayde termes  
twentie pens / sute of courte and one henne.




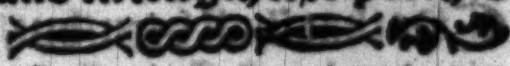
## The boke


**T**he p[re]lour & the couent of B. holdeth a mese place and a croft with the appurtenance of the lordes frelye in pure almes / and it lyeth b[etw]ene the sayde cortage in the buyldynge of B. on the West syde / and a mese place of the lordes / in the holdynge of C. S. on the west / and buttes vpon the sayd hye way on the said southe felde / and conteyneth in b[re]de by the sayde hye way sextene perches / and in length twentie perches / and at the southe ende twelue perches in b[re]de / and payeth to the lordes halfe a p[ou]nde of peper for all manner of scrupce. &c.

**C. S.** holdeth a mese place of the lordes by indenture / and it lyeth b[etw]ene the sayd tenement of the p[re]lours on the West syde / and another hywaye that leyeth o[ut] gothe fro the forsayde churche o[ut] personage / vnto þe towne of .s. on the West syde / and b[etw]ene the forsayde hywaye on the no[rt]he syde / and the tenement of the lordes in the holdynge of H. L. on the Southe syde / and it conteyneth .x. perches every way / & payeth by the yere. &c. s[up]te of courte and herryotte. Also the sayde S. C. holdeth of the lordes an h[or]se mylne / next adioynynge to his sayd mese and the tenement of H. L. and is conteyned bothe in length and b[re]de within the sayde .x. perches. Wherof the lordes shall fynde all the great tymb[er] and brynge it to the mylne / and the mylner shall make all the coste / bothe of the house and the goynge geyre. And also he shall bothe thacke & daube at his owne coste and charge / and payeth for the same at the sayde termes six shillinges / two hennes at ch[ri]stenmas / and two capons at Pasche.

H. L.

**C. X.** holdeth a tenement of the lord / and it lyeth  
bytwene the sayde hoxe mylne on the nozthesyde / and  
the sayde southe felde on the southe syde / and buttes  
bpon the sayd hywaye that leadeth to . 3 . on the West /  
and the croft of the sayd priours on the East / and con-  
teyneth . xii . perches and . x . fote in bzyde by the hyway /  
and . ix . perches in length to the sayd croft / and payeth  
at the termes aforesayd . x . s . two hennes at Christmas  
and lupte . 3c . 

**C. D.** holdeth a cotage of the lord at his wpll / and  
it lyeth bytwene the sayd way that leadeth to . 3 . on the  
East syde / and a croft of R . 3 . on the West syde / and a  
felde called southe felde on the southe syde / and the te-  
nement of R . 3 . of the nozthe / and it cōteyneth in bzyde  
by the hyway four perches / and in length sixe perches  
and a halfe / and payeth . 3c . 

**R . 3 .** holdeth a tenement & a crofte called the Swan  
frely by charter / and they lye bpon the corner bytwene  
the sayde two hywayes / on the nozthe and East / and a  
tenement of the lordes / in the holdynge of W . C . and a  
medowe called West medowe on the West syde / and a  
cotage in the holdynge of D . D . and southe felde on  
the southe syde . And it conteyneth in it selfe . viii . per-  
ches square / and the crofte conteyneth . xii . perches in  
length and sixe in bzyde / wherin be fyue buttes / of the  
whiche one but is the sayde priour of B . that is to saye  
next vnto the hedge on the West syde except one / and he  
holdeth the sayde tenement of the lord by homage / fe-  
aulite / and a sperhauke for all maner of seruyce . 

W . C .



**W.** holdeth a tenement of y<sup>e</sup> lord / lyeth bytwene the sayd tenement of B. & on the East syde / and the medowe called West medowe on the West and Southe / and the sayde way that leadeth from A vnto B on the north syde / & conteyneth. xiiii. perches in brede / &. xvi. in length / and payeth. 3c. suppe of court & herryot. 3c.

**E.** holdeth a tenement of the lord / and it lyeth bytwene the sayde maner place on the East syde / and the West medowe on the west syde / and the north felde on the north syde / and the sayd way that leadeth fro A. to B. on the southe syde / and conteyneth by the way seyn perches and in length. 1. perches / and payeth at the termes accustomed. xii. s. vi. d. two hennes at Christmas suppe of court / and herryotte at his deceasse. 3c.

**W.** that shall hve / but / and bounde landes or tenementes / by East West North and Southe. It is necessary that he haue a dyall with hym / for els and the sonnes hyne nat / he shall nat haue perfyte knowlege / which is East West North and Southe. For many tymes / the landes or medowes do nat lye alway eyn East or West north or southe / but cotpme moze of one parte than of another. As Southe East or southe west / north East or north West / & some two partes of the one & but the thyrde parte of the other / as north north East / north north West / East north East / and East southe East / southe southe East / & southe southe west / & West southe West / & West north West. But it nedeth nat to a surueour to take so natowe a diuersite / but to but it vpon the most pte as it lyeth / & that must y<sup>e</sup> dyall gve

gyue him pfitte knowlege howe it lyeth / & so must he ty  
 tell it in his boke / as shall appere hereafter / & he must  
 make in the mydd of y flat whan he shall butte truely.

**Howe a man shulde butte and bounde  
 the fylde. Cap. xxi.**

**The nozthe felde bpon Dale furlonge.**

**T**he nozthe felde lyeth on y nozthe syde of  
 the towne / and begynneth at the crosse at  
 a furlonge called Dale furlonge / the whi  
 che furlonge conteyneth. xxx. landes and  
 two heed landes / and they but on nozthe  
 and southe / wherof the southe endes butteth bpon the  
 hall ozcharde & bpon the crosse of J. C. & the nozthe en  
 des but bpon Ryhyll. Chan to begyn on the Est syde  
 next to the hys way that leadeth to A. the person bathe  
 two landes / the lozde thre landes. J. B. one lande. f.  
 G. two landes / the lozde foure landes / the pzyour two  
 landes / the person one lande. R. F. two landes. W. C.  
 one lande. H. A. one lande. C. S. two landes / the pzi  
 our thre landes / the lozde two landes. G. H. one lande  
 the person one lande / the lozde two landes nexte to the  
 West syde / and the heed lande next to the hall ozcharde  
 and the other heed lande is the persons nexte rye hyll.  
 and if the husbandes haue persyte knowledge whiche  
 is a rodde & whiche is an halfe acre / than it were better  
 to say the lozde hath an acre / conteynynge thre landes  
 are made in foure oz fyue landes / and J. C. halfe acre  
 made in two landes / and C. S. a rodde in one lande  
 and if it be lasse than a rodde / than call it a butte. howe  
 be it



be it a man may perceyue and knowe if any man make  
two landes of one lande / or of one lande make two lan-  
des / bycause of the certayne nombze of euery flatte.

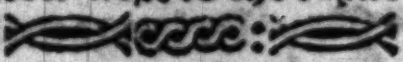
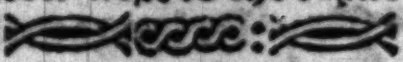
**C**an furlonge lyeth next to the same / and cōteyneth  
xxiii. landes / and one hadlāde at the ouer endes / & they  
lye East and West / and but vpon Dale furlong / at the  
neder endes / & on the south syde next the persons crofte.  
The person hath thze landes / the priour one lande **J.**  
**C.** two landes the lord four landes **J.** **B.** two landes  
**T.** **S.** two landes. **H.** **L.** one lande **G.** **H.** one lande **f**  
**G.** one lande. **R.** **E.** thze landes / the priour two landes.  
**P.** **D.** one lande / the lord hath the hadlandes.

**C**whethyll furlonge / lyeth next to the same hadlādes  
and it conteyneth. xxxvi. landes / & thze gozes sothe r or  
pyke / and they be all one thyng / & be called so / bycause  
they be bzode in the one ende and a sharpe pyke in the  
other ende / & they be alway shorter than the other lon-  
des / and they but vpon the sayd hadlande of the lande  
at the west ende / & vpon depesche at the East ende / and  
to begyn at the northe West syde of the sayd flatte **H.** **L.**  
two landes **T.** **S.** two lādes. **G.** **H.** one lande / **y** lord  
sixe landes. **J.** **C.** two lādes / the person thze landes **W**  
**C.** two landes & one pyke / the priour two landes and  
one pyke. **f.** **G.** two landes & one pyke / the lord four  
landes. **R.** **E.** thze landes **T.** **S.** two landes / **G.** **H.** two  
landes & the lord thze landes next to the southeast syde.

**C**han tourne agayne to rye hpyl / that conteyneth  
xxxvi. landes and two pikes / and but vpon Dale fur-  
longe

of Suttepeng. fo. xxxvii.

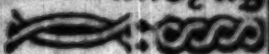
longe on the southe endes / & vpon long medowe vpon  
the northe west endes. Chan on the southe East syde  
next to the way that leadeth to A. the pziour hath two  
landes G. H. one lande / the person two landes J. B.  
two landes. f. G. two landes / the lozde thze lades two  
pykes W C two lades R & thze land / C S two lades  
D. Q. two landes. H. A. two landes / the lozde thze lan  
des next to the balke y the wyndmyll standeth vpon.

**C** On the whiche holdeth a cotage of the lozde / hol  
deth also this sayd wyndmylne / wherunto all the loz  
des tenauntes are bounde to grynde all theire cozne &  
malte that they occupy of theire owne / at the said milne  
as well free tenauntes as other / & the lozde shall fynde  
all maner of tymbre & pzon worke / bozde and nayles.  
And byng them to the mylne / & the milner shall nayle  
bp the bozdes / make his shafte & the sayle yardes / bp  
holde & reparell the spindell & the rynde / the mylne py  
kes & the sayle clothes / cogge and ronge / at his owne  
proper cost & charge. And shall pay by the pere. xx. s. at  
the termes there vsuell / & to grynde the lozdes cozne &  
maulte tole free / and to grinde it first / next to the cozne  
that is in the hopper / if any be. : 

**C** On the other syde of the wynde mylne balke lyeth a  
flatte Called Deyse byll / and it contepneth. lvi. landes  
& four pykes and one hadlande / of the whyche landes  
there be sixe of them / that bzeke o: cut in the myddes of  
the landes / as shall appere by the boundyng. And the  
sayd flatte lyeth bitwene the comen pasture / called the  
balke on the southe East / and the fo:elayde medowe /  
called



## The booke

called the longe medowe bpon the nozthe West / & next  
vnto the foresayd balke / J. C. hath thze lādes / the lozde  
sire landes & a pyke / the person foure landes & a pyke /  
J. B. four landes / J. G. two landes & a pyke / W. C. thze  
landes / B. K. two landes / at the bpper ende next to the  
hadlande / D. Q. the nether endes of the landes nexte  
to the longe medowe / T. S. foure landes / H. L. thze  
landes at the heed & J. C. the nether endes of the same /  
the pziour. b. landes / the lozde eyght landes / J. B. thze  
landes / G. H. two landes and a pyke / J. G. one lande  
at the heed / H. L. two landes / buttynge bpon the same  
one lande / and bpon the medowe / the person thze lan-  
des nexte to the nozthe East syde / & the pzioure hath  
the hadlande at the heed . And this me semeth shulde  
be sufficyent instructyon for buttynge and boundynge  
of all the feldees one after another. &c. 

● **Howe a man shulde butte and bounde the  
medowes. Cap. xxii.**

**The longe medowe belongynge to the  
townshyppe of Dale.**

**T**he longe medowe lyeth bpon the nozthe syde  
of the nozthe felde / bytwene the sayd felde and  
the broke / that departeth the towneshyppe of Dale and  
the towneshippe of Sale / and the West endes butteth  
bpon the way that leadeth to A. and the East ende of  
the same medowe bpon a close of the sayde lozdes / cal-  
led the parke close / & conteyneth. C. xxii. acres / this me-  
dowe lyeth in dyuers shotes of length / sōtyme in two  
shotes of length / sōtyme in one / and somtyme in thze.  
Than

Than to begyn at the West syde next to the waye that  
 gothe to A. on the ouer shot the lord hath foure acres  
 J. C. two acres and a halfe / the persone thre acres. J.  
 B. two acres and a halfe. f. G. thre acres / the pzioure  
 foure acres / the lord. viii. acres. And on the nether  
 shot next vnto the broke next to the sayde hy way. f. G.  
 two acres / the pziour foure acres. G. H. halfe an acre /  
 W. C. two acres and a halfe / R. F. sixe acres / the lord  
 vii. acres. Than to the longe dolez that butte fro the  
 sayd northe felde to the sayd broke. C. S. four acres /  
 the persone thre acres / J. C. an acre and a halfe / J. B.  
 an acre & a halfe / the lord sixe acres. D. N. thre acres /  
 H. L. thre acres. And at the nether ende of the said thre  
 acres / J. K. lord of Sale hath attached his weyre of his  
 mylne of Sale / for the whiche attachement the sayde  
 J. K. payeth to the lord of Dale & to his heyres euery  
 pere. ii. s. at the feest of saynt Myghell tharchangell /  
 for all maner of seruyce. &c. Than to the ouer shot next  
 the sayd felde / G. H. an acre & a rodde / W. C. thre rods  
 des / R. F. an halfe acre / the lord two acres / the person  
 halfe an acre / D. N. halfe an acre / the pziour two acres  
 and a halfe / J. C. two acres / the lord foure acres / C.  
 S. two acres next to the parke close. Than to the myd  
 dell shotte nexte to the long dolez / f. G. an acre / the per  
 son thre acres / J. B. two acres / the lord foure acres / H.  
 L. two acres / the pzioure four acres nexte to the sayde  
 parke close. Than to the nethermost shotte next the broke  
 on the syde next to the longe doles / the person two a  
 cres / R. F. thre acres / the lord foure acres and a halfe /  
 G. H. di acre / the pziour two acy / W. C. two acres and  
 a di / J. C. di acre / C. S. two acres / J. B. two acres in

Suruey.

b the corner



the corner next to the sayd parke close / and butteth by  
the sayd broke. And if there be any mo medowes / than  
but and bounde them in lyke maner / for the mo me-  
dowes there be / the fewer shottes / the better may they  
be bounde / for medowes go moost comenly by acres /  
halfe acres / and cobbes / and they ought to be well sta-  
ked bytwene euery mannes dole / and specially well sto-  
ned with great stones bitwene / and set on a great heyght  
that they synke nat farre into the erthe / for the proper-  
tie of a stone is to discende downewarde / and the pro-  
pertye of erthe to ascende bywarde . Therfore / they  
wolde be taken hede vnto be tyme / and amended wha-  
neede is. And this me semeth suffycient. &c.

**C**Howe a man shulde butte and bounde  
his pastures. Cap. xxiii.

**T**he pastures belongng to  
the same towne.

**T**he lord hath a close called parke close / and it  
conteyneth. xxx. acres / and it lyeth bytwene the  
said medowe called longe medowe on the West parte /  
and a close of the persons called Orhey on the Est pte /  
and the sayd broke on the northe parte / and a felde cal-  
led Est felde on the southe parte / and it is worthe by  
the yere twentie shillinges. &c.

**T**he person hath a close next to the same called Or-  
hey / and it conteyneth. x. acres / and lyeth bytwene the  
parke close on the West parte / and a close of J. B. on  
the Est syde / and the sayd broke on the northe est pte  
and a

and a felde called **Cest** felde on the West parte. I do nat balue it / bycause it is nat the lordes / the quantite of the acres therin is sufficient. **¶**

**¶** The sayd **J. B.** holdeth a lytell crofte frely / belon-  
gynge to the tenement called **rye** crofte / and cōteyneth  
two acres / and lyeth byt wene the sayde persons close  
on the West syde / and the lane that gothe towarde **R.**  
on the fouth **Cest** syde / and butteth vpon the hywaye  
that cometh from **S.** to the sayde towne of **Sale** on þ  
northe **Cest** syde / and the sayde **Cest** felde on the West  
parte / I set it at no balue / bicause he is a freholder / and  
ronneth in the chese rentes of his house / but and it be  
gyuen to the freholder by another dede / than must the  
surueyout expresse the chese rent therof by it selfe. And  
it is the moost spectall poynte to a surueyout / first to a  
shewe / butte / and boude / bothe the towne and the hole  
lordshyppe / oꝛ euer he desyre to se oꝛ loke vpon any eu-  
dence of any freholders. For this fyrste done / the Sur-  
ueyout may than parfytely knowe whether the frehol-  
der shewe his euydence for all his lande oꝛ nat / and let  
the surueyout haue good remembraunce / what par-  
celles of landes be conteyned in the sayde euydence.  
And than may he well perceyue whether he shewe for  
all oꝛ nat. And if the dedes be shewed fyrste / the tenaunt  
may say there is for all his lande / and the Surueyout  
cannat controle hym noꝛ say nay. **¶**

**¶** **J. C.** holdeth a crofte of the lord / lyeng next on the  
other syde of the sayde lane called **Gose** crofte / and con-  
teyneth two acres & a halfe / and butteth vpon the sayd

Suruer.

k. ii.

hyway



hyway on the northe Est syde / and the sayd Est feld  
on the west parte. &c. And thus ye may pasture/butte  
boūde all þe croftes/closes/ & pastures about the towne  
& within the lordshyp / whose so euer they be. And to ex-  
presse euery hyway or crofte/commen/balke / or marle  
ppte/where they lye/the which shal be a great redinesse  
many yeres hereafter. And if there be any comen pastu-  
res where heerdomen kepe their catell / or any comen  
mores/mozes/heythes/or suche other/they may nat be  
forgoten to be butted and bounded as they lye. &c.

**H**owe a man shulde a mende errable  
lande. Cap. xxxiii.

**I**t is conuenient / that a husbāde kepe  
his errable lande lyeng rōunde / that it be  
nat to hygge in the rygge / nor to lowe in  
the myddes of þe sydes nor to hve a lytell fro  
þe rayne for than wylle the water stāde in þe  
sydes of the lādes and drowne the corne / And though  
there be no corne / yet it weareth the grounde and maketh  
it leane : for standynge water dystroeth grasse /  
and therfore it must nedes dystrope corne / the whiche  
is moche moze tender than the grasse. And if it so be  
than take thy ploughe / and begyn to plowe a fōrowe  
in the myddes of the syde of the lande / & cast it downe  
as and thou shuldest allowe it / and so peruse both sydes  
tyll the rygge be cast downe / & than take thy ploughe  
agayne & begyn to plowe / where thou dydest plowe  
fyyste / and rygge all the remynaunt bywarde / and so  
shalte thou bothe cast thy landes and rygge the / & all  
at one

at one plowinge. And this will make the lande to lye  
 rounde / the whiche is good bothe for corne & grasse. &c.

**A**nother maner of mending of errable lande / is to  
 mucke it / marle it / lyme it / or donge it / with the carre  
 or wayne / and as I sayd in the booke of Husbandrie / to  
 sette thy donge vpon the first sturrying whan it is ryg  
 ged / for that is best for many causes / and if thou laye  
 it vpon the falowynge / than set thy mucke hepe in the  
 reyne of the lande and than sprede it / & all that falleth  
 in the rygge cast it out agayne / for elles it doth but ly  
 tell good / for it will be couered with ethe and syldo  
 me sene agayne. &c.

**A**nother maner of mendinge of errable lande / is  
 to sette thy shepe folde vpon it / and to flytte it euery  
 day / & it is better vpon the sturryinge than vpon the  
 falowe / and the shepe folde is better vpon the rye grou  
 de than vpon the whete ground. &c.

**A**nother maner / whan a husbände hath moche erra  
 ble lande / and hath no donge nor shepe to compost nor  
 donge his lande with all. Than let the husbände take  
 his plough / and cast al suche landes thre or four tymes  
 togyder / and make the rygge there as the rayne was  
 befoze. And if the landes be to brode whan it is so caste  
 downe / than rygge eyther syde by it selfe / and so make  
 two landes of one lande / or thre landes of. ii. landes.  
 And so shall he fynde newe moolde that was nat sene  
 in a hundred yeres befoze / the which must nebes gyue  
 moze corne than the other dyde befoze. &c.



## The booke

Howe a man shulde amende  
his medowes. Cap.  
xxv.



That there be no moldy warpes castig  
in the medowes/ and if there be/ in Aprill  
let them be spzadde and beaten smalle.  
And this is the best way to spzedde them  
and make them smalle. To take a great  
boughe of a tree/ and to plasse the bowes abrode and  
lay them lowe/ and if they lye nat brode ynoughe/ than  
take other smalle bowes and bynde them faste to the  
same/ and to ley a tree o: two ouerthwarte the bowes/  
to holde them downe flatte to the erthe / and to bynde  
the trees o: the bowes that it fall nat of. And than to  
boore an hole with an nauger in the great boughes  
ende/ o: els to tye a rope fast to all the boughes endes  
toguyder / and to fast the teme to the same / and with  
oren o: hoxses to drawe the sayde boughes/ bothe bp &  
downe and ouerthwarte the said moldy warpe hilles/  
the whiche shall spzedde them better than any mannes  
handes can do/ and that shall refrethe the grasse and  
make the medowes moche better.

Another maner of medynge of medowes is/ pf there  
be any rynnynge water o: lande flode / that may be set  
o: brought to ronne ouer the medowes/ from the tyme  
that they be mowen vnto the beginnyng of May/ and  
they wyll be moche the better/ and it shal kyll/ drowne/  
and dryue away the moldy warpes/ & fyll bp the lowe  
places with sandes and make the grounde eyn and  
good to

good to mowe. All maner of waters be good / so that they stande nat styll upon the grounde. But specially that water y cometh out of a towne from every mans wyddynge or donghyll is best / and wyll make the medowes most rankest. And fro the begynnyng of May yll the medowes be mowen and the hay gotten in / the waters wolde be sette by and run another way / for dyuers consideracions, &c.

### To amende and make better / dyuers maners of pastures.

It is bndouted / but there be dyuers maners of pastures / as lowe groude lyke medowe groude / ley groude / the which hath ben errable groude of late / bushy groude / the which somtyme hath ben errable groude / bushy groude / the which was neuer errable groude / gozste groude / the whiche hath ben errable groude / gozste groude / the whiche was neuer errable. Bzome groude / hepth groude / marrys groude / chalke groude / slentie groude / chylturne groude / and lymestone groude.

### To amende lowe groude lyke medowe groude.

Ye shall do by it / as I haue shewed you in the nexte chapyter befoze of youre medowes / and if any water stande styll and wyll nat boyde / make a dyche two or thze / as nede shall requyre / and oppn the sydes of the dyche that the water may come in to it. Conuey the water away / & with a ploughe make dyuers fozowes fro the sayd



the sayd dyche by in to the pasture / where the water  
standeth / and with a Carte / a wayne / or a slepde / car  
awaye therthe that the ploughe tourneth by / or els  
wyl stoppe the water on the one syde / & if the plough  
forowe be to lytell / than make dyuers small dyche  
open them on bothe sydes / so that thou leaue no water  
standyng in y pasture no tyme of the yere. And melch  
kpe / draught open / laborynge horses & mares be moore  
conuenient to go togyther in suche pastures.

**H**ow to amende ley ground / the whiche  
hath ben errable lande of late.

Cap. xxviii



**L**e must take hede howe the leyse lye / and  
specially that they lye nat to hyghe / for  
they do / it is moze profite to the husband  
to cast it downe agayne / and sowe it with  
otes / one yere / two / or thre / and to ley  
lower and rounde in good temper / and se that no wa  
ter stande at the landes endes / buttynge on the heed  
des / and if it so do / than with a ploughe cast a forowe  
towards the heed landes / and than the water wyl fo  
lowe that forowe and make the landes drye. But tha  
forowe wyl nat serue past one or two yeres / but it must  
be renewed. And yf it were moyste in wynter / than  
wolde it be plowed agayne and sown with dyuers  
cornes / as the grounde requyrez. And at the first plo  
wyng it wolde be plowed a square forowe / as depe as  
it is brode / and layde flatte & sown with otes / that the  
moiste maye rote / and than to lye falowe one yere / and  
than to

than to be sown with wheat/rye/oz barley/as the hus-  
bande thynketh most couenient. And if it shulde lye fa-  
llowe the first yere the mosse wyl nat rote/ & at wynter  
it wyl be weate/ & drowne all the wheat & rye y it tou-  
cheth. And if a man haue plentie of suche pasture y wyl  
be mossye every thirde yere/ let hym breke bp a newe  
pece of groude & plowe it & sowe it ( as I haue said be-  
fore ) & he shall haue plentie of cozne w lytell dongyng/  
& so it no lēgar than it wyl beare plentie of cozne wout  
donge / & it wyl beare moche better grasse ten oz. xii.  
yere after. And if the leyse be to brode/ than make two  
landes of one lāde ( as I haue said before ) And shepe are  
y most couenient catell that may go on suche pasture/  
and best they wyl amēde the grasse / and to take good  
hede that ye suffre nouthen bzyres noz blacke thornes/  
noz none other maner of bushes to growe in poure  
pastures/ and specially by the hedges. &c.

**H**owe to amēde bushy grounde and mossy / that  
hath ben errable lande of olde tyme. Cap. xxviii.

**T**here is none other remedy / but to stocke and  
gette bp the bushes by the rotes/ and the landes  
plowed and sown ( as I haue sayd before ) the reys-  
t grounde if it be dzye wyl bzyng moche cozne / for the  
mosse wyl rote/ and the moole hylockes wyl amēde  
the grounde well. And yf there be any marle pyttes/ y  
haue be made of olde tyme within y same cloyse/ than  
whan the landes begyn to weare / if he haue nat suffi-  
cient of suche bushy and mossye grounde to breke bp  
& sowe/ than there wolde be newe marle pyttes made &



## The boke

the lādes newe marled/the which is moche better than  
outhet/donger/mucke/oz lyme/for it wyl laste twentie  
peres togyder if it be well done/ and shall be the better  
whyle it is lande. And I maruayle greatly that in the  
cōmen felde/where of olde tyme hath ben made many  
great marlepytes/the which hath done moche good to  
the lādes/that nowe a dayes no man dothe occupy the  
ne make none other/ & they nede nat to doute/but there  
is marle nowe as well as was than/but as me semeth  
there be two causes why/ one is/ the tenauntes be so  
doutefull of their lāde lordes/that if they shulde marle  
& make their holdynges moche better/they feare lest  
they shuld be put out oz make a great fine/oz els to pay  
moze rent. And if a lord so do/ me semeth he is unre-  
sonable/seyng y it was done all at the costes of his te-  
naunt/ & nat at his. The seconde cause is/that men be  
disposed to ydelnesse & wyl nat labour/as they haue  
done in tymes paste/ but passe forth the tyme as his  
father dyd befoze hym/ but yet me semeth a freholder  
shulde nat be of that cōdicion/for he is in a suretie/his  
chefe lord can nat put hym out doyng his ductie. And  
he knoweth well/he shall take y profite whyle he lyueth  
& his heires after him/ & thus shuld gyue him a corage  
to improwe his owne/y which is as good as & he had  
purchased as moche as the improwment cometh to. And  
one man this doyng/wolde gyue other men a corage  
and a good example to folowe the same. And all other  
countreys may take ensample at Chesterhyze and Lā-  
casterhyze/for many of them that haue so doone/  
haue made the improwmente as good as the lande  
was befoze. &c.



Howe a

**Howe a man shulde amende busshy grounde that was neuer errable lande. Cap. xxix.**

**I**f we must consyder what the grounde is disposed vnto / & wheder it be drye or wete / or be disposed to beare woode / grasse / or cozne. If it be dry and full of grauell / it is better to bere woode / than outhere cozne or grasse. If it be weate grounde / it is nat good for cozne: but it wyl beare bothe woode and grasse. But and it be a blacke erthe and drye / it is good for cozne / and it wyl quyte the cost to stocke it bp by the rotes / and to sowe it with cozne. And if it be whyte cley / it is moost commenly a weate grounde / & than it is nat good for cozne / but it wyl beare bothe woode & grasse: and an acre of woode is as good as an acre of cozne grounde / or of grasse / and in some places moche better. And if ye wyl encrease the said busshy grounde and to make moze woode: than byt wene Wyghelmas and Martylmas / ye must gader many akeboznes and put them in erthen pottes / for those wyl kepe them mozt / and in february and Marche set the sayd akeboznes in the sayd busshes / as thicke as ye wyl / & bndouted they wyl growe. And also ye may gette the keys of ashes / nuttes / & suche other / & set them in like maner / & to kepe all maner of catell that wyl eate any woode out of the same grounde tyll it be past daunger of catell. &c.

**Howe to amende woode grounde that lyeth in seuerall pasture.**

**Cap. xxx.**

**Suruey.**

**l.ii.**

**If they**





If they be great olde trees / if ye felle them  
by the erthe / there wyl neuer come any  
sprynge of them by agayne / excepte they  
haue many smalle pumple and sprynges  
about the rotes. And therfore suche olde  
trees wolde be but lopped and cropped / to beare moze  
wode styll / and if it be a good grounde to beare cozne  
and be but a fewe trees / than it wyl best to stocke them  
by the rotes / and to plowe it and sowe it. And if it  
be but yong wode / ye may chose wheder ye wyl shrede  
it / loppe it / or croppe it / or felle it by the erthe. And if ye  
felle it by the erthe and kepe the sprynge well / ye shall  
haue for every tree two or thre trees / so that it be felde  
at a dewe season of the yere / and that is bytwene Can-  
delmas and Maye / wherof I haue spoken sufficiently  
ynoughe in the boke of husbandrye.

**H**owe to amende gozly grounde that hath  
ben errable lande. Cap. xxxi.

Shall vnderstande that there be two maner  
of gozle / and some men calle them fylse. One  
maner wyl growe on drye grounde / and that  
maner wyl growe as hyghe as a man / & haue a great  
stalke as moche as a walkyng staffe / & if ye wyl suffre  
them to growe & sell them nat / by processe of tyme whā  
beestes go amonge them / & specially in wynter tyme  
for colde / and in somer for shade that wyl cause them  
to dye. And many tymes and longe continuall frost in  
wynter wyl kyll these maner of gozle / and whan they  
be deed / if ye plowe the lande agayne and sowe it with  
cozne

corne whan it lyeth ley agayne / the gozse wyll growe  
 agayne. And the best remedy for growynge agayne / is  
 to put vpon suche maner of pasture many shepe to eate  
 it bare / but in many places they set great stoz by thos  
 maner of gozse / and specially for their fewell : a wolde  
 nat gyue an acre of gozsty lande for two acres of erra-  
 ble lande. And on that maner of gozsty lande wolde  
 growe good corne with lytell donge / & it is moze pro-  
 fyte to plowe it & sowe it / than to lye ley / except he kepe  
 it for his fewell / and they growe most commenly vpon  
 drie grounde / somwhat sandy or grauill / & shepe is the  
 most conuenient catell y may go vpon suche pasture.

**H**owe to amende gozstye lande that was  
 neuer errable lande. Cap.

xxxii. 

**I**f the grounde be drie and growe full of suche  
 maner of gozse with the great stalkes / ye be  
 at your lybertie to do as I haue sayde / & if it  
 be of y other maner of gozse or fyrse / the whiche growe  
 lowe by the erthe and haue but litell small stalkes / that  
 maner of gozse groweth alway on wellspynge groude  
 somwhat moyst and weate / & it will neuer beare good  
 corne / but hewe it vp to bake and bzeue withall / for it  
 wyll nat lightly be destroyed / for yf it be brende it wyll  
 growe agayne. But and there be marle vnderneath in  
 the grounde within the same close / yf ye make coste /  
 than bzen the gozse at Hatcher and with a bygge and  
 many oren / plowe it and make small landes / and than

Hadley Suruey.

l.iii.

marle



## The boke

marle them and sowe them with ootes / for that corne  
wyl growe best on suche grounde . And if this wyl  
nat serue it is paste remedy / for marle mendeth all ma  
ner of grounde but it is costely . &c.

### Howe to amende brome grounde. Cap.

xxxiii.

**B**rome groweth alwaye vpon drie and sandy  
grounde / and it wyl beate good rye and otes  
but it wyl nat endure to beate corne longe / without  
it be donged with the carre or with the shepe folde / or  
bothe. And yf ye let it lye ley & plowe it nat / the brome  
wyl come agayne / and shepe is the best catell to holde  
it vnder / but neuerthelesse it wyl growe . Whan it is  
growen of a yerde of heygth or more / than it is good  
to bake and brew with / and specially whan a house is  
thacked / to take the brome and make it in quarters of  
a yerde longe / or there about / and to pricke them in to  
the thacke by and by / & couer the thacke cleue ouer / & it  
shall bothe kepe out weate & also saue it from pullynge  
downe w<sup>th</sup> crows / pyes / dawes / or choughes. And if ye  
wolde distroy it whā it is growen thre or foure fote of  
height / than about saint James day fell it a fote aboue  
therthe or more / & than the stalke wyl dye for a good  
season / but yf it be plowed agayne / it wyl growe as  
faste as euer it dyd / whan he leaueth plowynge.

### Howe to amende hepyth grounde.

Cap. xxxiiii.

ye shall

¶ Shall vnderstande þ they be four maners of  
 heyth groundes. s. heyth growynge vpon gra-  
 uell / & heyth growynge vpon sande / these two  
 maner of heyth groundes wpll beare no cozne without  
 moche donge oꝝ mucke / foꝝ syldome is there any marle  
 vnder þ maner of heyth. And in many countreis wher  
 plentie of lyme stone is / the husbādes do bzen the lyme  
 stonne with wode & secole / & make lyme therof / & do set  
 it vpon their landes as they do their dong & do spꝛede  
 it in lyke maner / the whiche they calle moche better  
 than donge / foꝝ lyme is hote of hymselfe. The other  
 two maners of heyth / is heyth growynge vpon white  
 cley grounde / and heyth growynge vpon blacke erthe /  
 that lyeth lowe lyke marrys grounde / & vnderneath these  
 two maner of heyth groundes / there lyeth moost com-  
 menly marle. Than bzenne the heyth and serche foꝝ þ  
 marle / and dygge it vp & lep it thicke vpon the grounde  
 and spꝛede it / and than plowe it and sowe it / and it is  
 moche better than outhet lyme / mucke / oꝝ any maner  
 of donge / and lengar it wpll last and se that there be no  
 water standynge vpon the sayd grounde. &c.

¶ How to amende marrys grounde.

Cap. xxxv.

**T**here is none other remedy / but fyrste to  
 dzyerne the water clene awaye. And this  
 is a good meyne to dzyerne the water clene  
 awaye. Fyrst in the lowest close where the  
 water maye be beste auoyded : Make a  
 great dyche and a depe / that the water maye auorde.  
 And if



## The boke

And if all the water wyl nat come to that great dyche but stande styll in dyuers places / thanne make many smalle dyches one into another / from the sayde stan- dyngge waters / so that all these standyngge waters may come into the great dyche / and that by reason shulde dreyne the water clene. And in a dyche somer ye maye make many brode and depe dyches and seuer y<sup>e</sup> mar- res in dyuers pastures / and make bydges ouer the dyches into euery close / and dyuers lanes made lyke a causey to conuey the catell in to the pastures / so that one causey or lane may serue the closes or pastures on bothe sydes. And in the lowest place of enery close or pasture / make a trenche or a lytell dyche in to the great dyche that gothe about. And this shall ye make by procelle good pastures of marres grounde / and euer the lengar the better pastures : and specially / yf ye put in moche catell / it shall make the better grasse and the fynest. And melche kye / draught oxen / and labouryng horses / is the best catell to make good pasture on mar- res grounde / and shepe on drie grounde / for they wyl eate the grounde moost barest / and that causeth the grasse to be good and fyne. And if this maner of dy- chynge wyl nat make the marres grounde drie than must you make a sough bnderneath therthe as men do to gette cole / yron / stonne / leed / ore / or tyn. And if that wyl nat serue / than kepe out youre catell for feare of drownyng. &c.

**H**owe to amende bromy grounde  
and ferny grounde.

Cap. xxxvi.

Brome

**B**rome ye grounde/ and fernes grounde/ be moche of one nature/ for they growe on sandy and drie grounde: And they wyll bere good rye/ barley, bygge/ or beyre/ and otes/ if they be donged with shepe/ carte or wayne: For suche lyght grounde wyll soone weare & washe with water/ yf it be nat donged. And yf they lye vnploied/ they will growe full of brome and ferne and if ye wyll destroy the brome whan it is grown thre or foure fote hye/ In Mydsomer moone or soone after whan it is full bloomed/ with a hedgynge byll cut the stalkes halfe a yerde aboue the erthe/ so yf ye leaue no grene stalke growynge vpon the rote and that will cause it to dye. But and ye plowe it agayne and after let it lye/ it wyll growe agayne/ and if ye mowe ferne whan it is yonge/ so that it be mowen befoze Mydsomer/ by vse of suche mowynge/ it wyll weare away.

**C** Of chylturne grounde/ flintie grounde/ and chalke grounde. Cap. xxxvii.

Chylturne grounde & flintie grounde be light groundes and drie/ and full of smalle stones/ & chalke grounde is moche of the same nature/ & they wyll weare and washe awaye with water. And therfore they wolde be donged/ as the brome & fernes groundes be/ for marle is seldome founde in these maner of groundes. And therfore/ if ye wat shepe & donge they wolde lye ley & rest them yf they may mende w lyenge.

**C** Of lyme stone grounde. Cap. xxxviii.

Lyme sto



tymes it wyl stande in lacke of water that it may nat  
 well go at a great flode / except the grounde warke be  
 made very hie. But they be profitable bothe in grins  
 dyng of cozne and fullynge of clothe / and in takynge  
 of moche fyre. And in lyke maner these sayd two ma  
 ner of mylnes may be set upon smale ryuers / without  
 any flume castynge / but all onely his weyze to holde up  
 the water / & his flode gates to let it go at a flode / when  
 nede shall requyre. Also there be other two maner of  
 cozne mylnes / that is to saye : a breste mylne and an  
 ouerhotte mylne / and those two maner of mylnes be  
 set and go moost commonly upon smale brokes / and  
 upon great poles and meyzes. And they haue alwaye  
 a brode howe a fote brode and moze and the lables  
 be awaye shrowded with compass bordes on bothe  
 sydes to holde in the water / and than they be called  
 bokettes. And they must be set moche nether toguyder  
 than the lables be / and moche moze a floope downe  
 warde / to holde moche water that it fall nat out / for it  
 driueth the whele as well with the weight of the water  
 as with the strength. And the mylner must drawe his  
 water accordynge to his bokettes / that they may be al  
 way full and no moze / for the leger that they holde the  
 water y better they be. Also another maner of fullynge  
 mylnes / may be set & go upon the sayde smale brokes /  
 pooles / or meyzes / & those be called fallers / for a faller  
 by hym selfe requyrez nat so great strength of water  
 as the potter dothe / bycause the water cometh moost  
 comenly ouer the whele / and the braces do butte heue  
 up y two sete that fall in to the stocke upon the clothe /  
 the which causeth the clothe to thicke and tourne. Also  
 these

these mylnes that be set and go on small waters/maye go and ron with a gogyn of yron bpon bulder stones oz bpon brasse as a bell dothe/ for y wyll go most lightest. But these mylnes y go bpon these great ryuers/ that be brode/heuy/and weighty/must nedes haue two great thyrke hopes of yron foure inches brode/ and an ynche thicke: and eyght oz nyne inches byt wene the sydes/ sette on bothe endes of the shafte / for the gogyn of yron wyll nat beare them / and specially the fullynge mylne. And that mylne that gothe with a gogyn/ yet must it haue on eyther ende of the shafte a hope of yron & bulders bnder / & if the gogyn feyle oz ware lose/ but it shall nat touche them bothe attones. And let the mylner take good hede bothe to the gogyns and hoopes y they be nat lose / for than wyll the shafte endes brenne of. for than he hurteth his lord / his mayster / oz hym selfe/ for mylne shafte be costely. But in so moche as there is great pfit to y lordes in makynge of these mylnes/ & the most rent is reysed bpon so lytell grounde/ & ofte tymes for want of the sede of discrecyon and experyence of good makynge/ there be many defautes made in them/ and specially in makynge of the mylne trough/ where y mylne whele gothe/ for ofte tymes they make it to holowe and depe bnder the whele / that the water standeth therin whan the milne gothe nat/ for the tayle shal wolde lye bare and drye whan the mylne gothe nat. And the tayle shalle wolde lye twentye ynches oz. xxiij. bnder the heed shalle / and the troughe wolde nat passe thre ynches holowe at the most/ and as longe as it may receyue thre ladelles / the fourthe ladell entrynge the water/ and the fyfte ladell leaung the water. And the



## The booke

stake spiles bothe aboue & vnder wolde be of a good  
 length/so þ the whele come nat nigher vnto þ draught  
 gate be two fote oꝛ moze/foꝛ the further fro the gate the  
 bygget and the swifter is the streame. And the lengat  
 that the ladel is the better it is/ so that it haue sufficient  
 water. And than the mylner nedeth nat to drawe vp  
 his gate so highe/as and the ladel be shorte/foꝛ the eb-  
 ber the water is the swifter it is. And a double bowed  
 whele is moche better than a synge bowed whele / foꝛ  
 many causes/ if there be sufficient water / and better it  
 wyl kepe the ladels from losynge. The ladel moost  
 comenly of a double bowed whele / wolde be thze fote  
 longe and a fote brode / and to drawe vp his draught  
 gate nyne oꝛ ten inches is sufficient. And than shal nat  
 the bowe of the whele be hydden oꝛ couered in the wa-  
 ter/ and than it gothe swifly. And vpon the great r-  
 uers the ladels may be an elne longe / but foꝛ þ weyght  
 & drawynge vp of the draught gate. &c. The greater  
 compasse the whele is / the lasse water wyl dyue it /  
 but it wyl nat go so oft about as a litell whele wyl do.  
 But the cogge whele in a corne milne/ is a great helper  
 if it be well pycked/ well cogged/ and well roned/ sice  
 rones & .xlii. cogges/ are best foꝛ a great ruer. For  
 than the mylne ston gothe eyght tymes about and the  
 water whele but ones / & euery ronge kepeth his owne  
 cogge/ et ecōtra: & changeth nat on any syde. And foꝛ a  
 meane water sice rōges and .xlii. cogges is best. & foꝛ  
 foꝛ the ouerhotte mylne sice rōges and .xlii. cogges  
 is best. foꝛ the cogge whele maye nat be of so great  
 a compasse as the other cogge wheles be. And in all  
 these pyckes / euery cogge kepeth his owne ronge.

And if ye putte in any whele a cogge or two coggis / mo or lasse: thanne as I haue sayde. Than shall every cogge chaunge his ronge at all tymes / so that and it be nat very truly pycked it wyl nat go well / and if it fortune to bzeke a cogge / as it is lyke to do / it wyl thanne bzeke many of the / excepte he shote downe his draught gate shortly / and lykewyse a wyndemylne. Now be it a wyndemylne hath neuer vnder. xlii. coggis or. liii. &c. but they must be so pycked / that every cogge kepe his owne ronge / and seyn ronges are nat profitable for they go lately. Of horsemylles I do nat speke of the makynge / for I haue nat the experience of them / as I haue of watermylles.

So the lordes and their ternautes haue another maner of profyte by reason of these waters / ouer and besyde these maner of mylles or fyllhynges / & that is by reason of the watryng of their catell & beestes bothe wynter & somer / and specially of the rynnynge waters / as ryuers / brokes / suches / and wellspringes / for they done seldome frese or neuer / and they wyl be colde in somer and warme in wynter / and yf a close want water it hath a great meame and is moche the worse.

Furthermoze it is conuenient for a Surueyour / yf whā he hath surueied his lordes lādes / & sene what profytes & appoymentes may tye & be made within the same / that he shewe his lord thetherof & aduise hym to do it / & to make the cost. For it is vndouted / that a mā can nat make no surey purchase of any maner of lāde / better tye / nor lyghter coste / nor moze aduantage

Suruey.

m. ii.

to hym



## The booke

to hym selfe/ than to improve/ amende/ & make better/  
his owne olde enherytaunce. I meane nat by y<sup>e</sup> heyght-  
nyng/ reysyng/ o<sup>r</sup> increasyng of the rentes of their te-  
nautes/ but all onely in mendyng & makyng better  
his errable lādes/ medowes/ leys/ & pastures/ & in ma-  
kyng of water mylnes/ wyndemylnes/ horse mylnes/  
fullnyng mylnes/ sythe mylnes/ cuttelet mylnes/ be it  
by water o<sup>r</sup> draught of horses/ smethy mylnes/ o<sup>r</sup> suche  
other. And also of gettyng of all maner of p<sup>r</sup>ofites/ as  
well vnder y<sup>e</sup> erthe as aboue (as befoze is remembred)  
in the sixte chapyter.

¶ And by the reason of these improvmentes/ me se-  
meth a man might make every towneshippe y<sup>e</sup> stādeth  
in the playne champyon countre & occupied in tyllage  
halfe as good agayne in all maner of p<sup>r</sup>ofites as the  
nautes as it was befoze/ if the lordes & ternautes  
tenautes can agre of y<sup>e</sup> costes y<sup>e</sup> shulde be made therof.  
And never a house no<sup>r</sup> cottage to be decayed o<sup>r</sup> pulled  
downe/ & to haue as moche lande in tyllage as there  
was befoze/ & their rozne and grasse shulde be  
better saued and kept from distroyenge.

¶ How to make a townshippe y<sup>e</sup> is wo<sup>r</sup>the .xx. markes  
a yere wo<sup>r</sup>the .xx. li. a yere. Cap. vii.

**I**t is vndouted that to every townshippe  
that standeth in tyllage in the playne coun-  
tre/ there be errable landes to plow and  
sowe/ and leys to tye o<sup>r</sup> tedder their horses  
and mares vpon/ and comen pasture  
to kepe and pasture their catell/ beestes/ & also

And also they haue medowe grounde to get their hey  
 upon. Than let it be knowen howe many acres of er-  
 rable landes euery man hath in tyllage / & of the same  
 acres in euery felde to chaunge with his neyghbours /  
 & to ley them toguyder and to make hym one seuerall  
 close in euery felde / for his errable landes & his leple in  
 euery felde to ley the toguyder in one felde / & to make  
 one seuerall close for them all. And also another seue-  
 rall close for his porcyon of his commen pasture / and  
 also his porcyon of his medowe in a seuerall close by it  
 selfe / and all kept in seuerall bothe in wynter & somet /  
 and euery cottage shal haue his porcyon assigned hym  
 acco:dyng to his rent / & than shall nat the ryche man  
 ouerpresse the pooze man with his catell / & euery man  
 may eate his owne close at his pleasure. And vndou-  
 ted / that hay and strawe that will fynde one beest in y  
 house wyl fynde two beestes in the close / & better they  
 shall lyke. For those beestes in y house haue shorthere  
 & thyn / and towarde Marche they wyl pyll & be bare.  
 And therfore they may nat abyde in the felde before y  
 heerdmen in wynter tyme for colde. And those that  
 lye in a close vnder a hedge haue long heer and thicke /  
 and they wyl neuer pyll noz be bare / and by this rea-  
 son the husbände maye kepe twyse so many catell as  
 he dyd before.

This is the cause of this approwmēt. Nowe euery  
 husbāde hath sixe seuerall closes / wherof. iiii. be for coz-  
 ne / the fourth for his leple / y fyste for his comen pastu-  
 res / & the sixte for his hay: and in wynter tyme there is  
 but one occupied with cozne / & than hath the husbāde



## The boke

other fyue to occuppe tyll lent come / and than he hath  
his falowe felde / his ley felde / and his pasture felde all  
somer. And whan he hath mowen his medowe / than  
he hath his medowe grounde / so that and he haue any  
weyke catell that wolde be amended / oꝝ dyuers maner  
of catell / he may put them in any close he wyll / y<sup>e</sup> which  
is a great aduauntage / & if all shulde lye commen / than  
wolde the edylythe of the coꝛne feldes and the aftermath  
of all the medowes be eaten in ten oꝝ xii. dayes. And  
the riche men that hath moche catell / wolde haue the  
aduauntage / and the pooze man can haue no helpe noꝝ  
relese in wynter / whan he hath moost nede. And yf an  
acre of lande be worthe sixe pens oꝝ it be enclosed / it  
wyll be worthe. viii. pēs whan it is enclosed / by reaso  
of the compostyng and dongyng of the catell / y<sup>e</sup> shall  
go and lye vpon it bothe day and nyght. And if any of  
his thze closes that he hath foꝝ his coꝛne be woꝛne oꝝ  
ware bare / than he may bꝛeke and plowe bp his close  
that he had foꝝ his leyse / oꝝ the close that he had foꝝ his  
commen pasture / oꝝ bothe / and sowe them with coꝛne /  
and let the other lye foꝝ a tyme / and so shall he haue al  
way reist grounde / the whiche will beare moche coꝛne  
with lytell donge / and also he shall haue great profyte  
of the wode in the hedges whan it is growen / and nat  
all onely these profytes and aduauntages befoꝝesayd /  
but he shall saue moche moze than all these / foꝝ by reaso  
of these closes / he shall saue meate / drinke / and wages  
of a shepeherde / the wages of the heerdman / & the wa  
ges of the swynherde / the which may foꝝtyme to be  
chargeable as all his hole rente / & also his coꝛne shall  
be better saued fro eatyng oꝝ distroyng with catell.

For dout ye nat / but heerdmen with their catell / shep-  
 heerdes with their shepe / and tyenge of hoxses & ma-  
 res / distroyeth moche cozne / & which the hedges wold e-  
 saue. Parauenture some men wolde say / & this shulde  
 be agaynst the comen weale / bycause the shepheerdes /  
 heerdemen / & wyne heerdres / shulde than be put out of  
 wages. To that it may be answered / though those  
 occupacyons be nat vled / there be as many newe occu-  
 pacions & were nat vled befoze. As gettyng of quicke  
 settes / dyching / hedgyng / & plassyng / & which the same  
 men may vse & occupy. Also it may fortune men wyl-  
 say / that & all shulde be inclosed / & they wolde be many  
 foule lanes as there be in Effere : but for & there may  
 be a prouicion / & that is thus. Where the kynges hye-  
 way is / if it be drie grounde / stony grounde / or sandy  
 groude / in all suche places may be lanes made of a con-  
 uenient bredde / for the kyngs people to passe thozowe w-  
 all maner of cartage. And wher it is soft groude lieng  
 leuell / & the waters may nat well passe by the ditchesse /  
 at euery hedge & gothe duerthwart the hy way there to  
 make a gate / & stone it or grauell it in that place. And  
 thā hath euery man & hole close to ryde / carp / or go in /  
 as they had befoze / lyke wyse as they do at the wynde  
 gates a this side Chorley in Lancashyre / & like wise by-  
 t wene towne & towne / & as to their owne dist lanes to  
 their closes / let them make them for their owne ease as  
 they wyl haue them. &c.

The most indifferentest meane to make these ap-  
 prowmentes / as me semeth is this. All & lord  
 of one towne / be there neuer so many / shulde be all of  
 one assent /



## The boke

one assente / y their tenauntes shulde exchaunge their landes one w another / & the sayd exchaunge to stande & endure for euer / for dout them nat / but they knowe it best / & euery tenaunt for his owne aduauntage wyl do it indifferently / and the curate of the same parisshe for his parte / & euery lordes bayly to be indifferent / to se these closes lotted & assigned to euery mans ease / so y euery man may haue one litell croft or close next to his owne house / if it may be / though he haue no lande of his owne. This done / lette euery lord by his coppe of court role or by indenture / to make a sufficient lease to euery of their tenauntes / to haue to hym & to his wyfe and to his chyldren / so that it passe nat thre lyues / than beyng a lyne and named. yeldyng and payng to their lordes & to their heyres / the olde rentes & seruyces / before due & accustomed / durynge those thre lyues / bpon this condicion. That they shal do or cause to be done / durynge their lyues / sufficietly to quicke set / dyche / hedge / & plasse / whan nede is / all the said closes / & so kepe the durynge their lyues / the whiche wyl be a great charge to the tenauntes. But yet me semeth they may well do it / if they entende to thryfe / & specially do remembre the profits y may come to them afterwarde. There is an olde sayng. Quod leuis est labor cum lucro / y is to say. That labour is light where winnyng foloweth / & moche of this labour may be done by him selfe & his seruantes / at a couenient tyme / so y he let nat his husbandrye. It is to moche to be done in one yere / two / or thre / but and they may do it in fyve or nyne yeres / as the felder go about / they hye the well / for it is to costly for husbandes to hye it to be done. And the lordes / may for the same

do no lasse / than to graunt them these thre lyues of the  
 olde rente / remembryng what profytes they may ha  
 ue at the ende of their termes / they knowe nat howe  
 soone. For vndouted / on sette day cometh at last / and  
 though the aduauntage of the lordes come nat anone /  
 it wyl come at length. And therfore saythe the philo  
 sopher. Quod differtur non aufertur / that thyng that

is dyfferred is nat taken awaye / and in the

meane tyme the lordes haue no ma

ner of losse / no2 yet make

no costes / but at

their pleas

sure.

..

**C**hi finis.





**The author.**

**O** thou lytell queare/ with due reuerence  
 And with an humble hert/ recōmende me  
 To all thosē/ that of their beneuolence  
 This lytell treatyse/ dothe rede/ here/ oʒ se  
 Wherwith I pray them/ contented to be  
 And to amende it/ in places behouable  
 Where as I haue fauted/ oʒ be culpable.

foʒ herde

**F**oz herbe it is/a man to attayne  
To make a thyng perfyte/at the first syght  
But whan it is reed/and well ouer seyne  
fautes may be founde/that neuer came to lyght  
Thoughe the maker haue do/his diligence & might  
Prayeng them to take it/as I haue entended  
And to forgyue me/if that I haue offended.

**F**inis.

**T**hus endeth this lytell treatyse/named the boke of  
Surueyeng and of improwmentes. Imprinted at  
London in fletestrete by Rycharde Pynson/  
pzynter to the kynges noble grace. The  
yere of our lord god. M.D. xxi.

The. xxi. day of October.

Cum priuilegio

a rege in  
dulto.



forbiden v8 fidez. and



forbiden

